

# SURREY COUNTY COUNCIL

## ASSET AND PLACE STRATEGY

Draft structure

### Executive Summary

### BACKGROUND AND CONTEXT

#### Surrey – Background

- Geography
- Demography
- Economy

#### Policy Context

- Surrey Strategic Plan
- Strategic Infrastructure Plan
- Wider Surrey Growth Strategy
- Borough Planning Policies Vision and Context
- Statement of Common Grounds
- Green belt and land constraints

#### Future Vision

The Asset and Place Strategy will support the delivery of the New Community Vision for Surrey in 2030, aligned to Surrey County Council's contribution to the Vision for Surrey, and will focus on the key messages we want investors to hear and on the delivery of key resident outcomes.

#### Current Challenges

- Financial resources
- Transformation Programme
- Service delivery and location
- Housing
  - Numbers
  - Affordability
  - Extra care
- Jobs/ Growth/ Employment Land
- Inclusivity
- Digital
- Existing projects
- Current tactical issues
  - Vacant land and buildings
- Work of LEPS and other partners

### **The Council's land and assets**

- Types
- Purpose of holding
  - Operational
    - Fire
    - Leisure and countryside
    - Non-operational
  - Investment
- Cost of ownership
- Condition
- Values

### **District/ Borough and Partner priorities**

- What are they?
- How can we help?
- How can we achieve mutual benefit and enable partners' success?

## **ASSESSING THE STRATEGY**

### **Criteria for assessment**

- Priorities
  - Cash
  - Housing
  - Jobs and skills
  - Service delivery opportunity
  - Socio- economic benefits
  - Infrastructure
  - Digital
- Weighting
- Assessment matrix

### **The Council's proposed service delivery model**

- Target Operating Model
- Residents needs
- Statutory requirements
- Culture
- Children
- Adults
- Environment

### **Vision of the Council's future estate**

- Hubs and satellites
- Employer Requirements
- Digital

### **Financial Model of the land and assets as a whole**

- Including modelling of joint opportunities
- Council Tax
- New Homes Bonus
- Creating an investment

### **Opportunity sites**

- Development
- Disposal
- Co- Location
- One public estate

## **THE WAY FORWARD**

### **County Hall and service delivery locations**

- Potential Locations
- Existing space
- Co-location options
- Connectivity
- Impact on staff
- Socio Economic Impact
- Environmental Impact
- Future use
- Value
- Deliverability

### **Housing schemes**

- Numbers/ General needs
- Affordable/social
- Extra care

### **Employment opportunities**

- Employment sites
- Inward investment
- Skills agenda

### **Enabling Infrastructure Requirements**

- Developing critical infrastructure
- Funding approaches and bids

### **Consultation requirements and approach**

- Best value duty
- Statutory Consultations
- Resident Engagement

**Delivery vehicles**

- Places for People
- District and Borough vehicles
- Disposal
- Others

**Social and Natural Impact Delivery Mechanisms****Investment Portfolio**

- Advice from advisers on progress to balancing portfolio and achieving required results

**Governance**

- What would effective governance look like?
- Are delegations at the correct level?
- Member Engagement and Briefing

**Resources**

- Joint venture client
- Capacity
- Future Delivery -Property Partnership Managers
- Advice

**MAKING IT HAPPEN****Delivery Plan****Next steps****Appendices**

- Socio Economic Impact assessments
- List of schemes with high level appraisals