

Strategic Asset Plan 2020-2025

The Strategy summary outlines some key drivers:

- **Closing the buildings we don't need** – operating efficiently within the office buildings that we need and disposing of the buildings we don't require based on business and service-led strategic changes. The Council has reduced its corporate office footprint in Eastbourne and Hastings by 52% since 2020. In addition, service needs in directorates have resulted in adjustments in accommodation needs so over twelve operational assets have been closed since 2020.
- **Addressing the essential maintenance needs of our remaining buildings** – repairing mechanical and electrical (M&E) systems and prolonging their operational lifespan; addressing critical structural issues. The Council's non-school assets require capital investment, utilising condition survey information and working with directorates, an annual programme is collated which invests in assets, only where needed. The budget for the 2024/25 programme is fully committed and preparation has commenced for the 2025/26 programme.
- **Complying with statutory regulations** – ensuring that actions are taken to ensure that buildings are compliant with statutory obligations for fire, legionella and asbestos. The Property team commission contractors to undertake core property statutory checks under the Health & Safety Act 1974 (and other legislation) for all its non-school assets and this includes undertaking fire risk assessments. From 1 April 2025 the Property team will increase the support to directorates for their respective controller of premises for each operational asset.
- **Optimising income** – protecting existing income streams from assets and investing in buildings where additional income can be generated. Previous Audit Committee reports discounted the proposal for the Council to acquire investment properties to produce income. However, the Council has increased its rental income from its non-operational assets since 2020 by 28%.
- **Using less energy and reduce carbon emissions** – improving energy efficiency in our offices and other buildings and reducing running costs. Last year's Audit Committee report outlined the Council's commitment on energy efficiency projects. In 2025/6 there is a Council target for 10 energy efficiency projects to be completed and it is anticipated over 12 projects will be delivered. Previously, the Council has used the Salix invest to save fund of £1.025 million plus maintenance budgets to deliver, over the course of five years, 313 energy efficiency projects for schools and non-schools estate, mainly LED projects. The Council has ensured 15 assets had solar panels were fitted on its estate in 2021/22; and 18 additional assets had solar panels fitted in 2022/23 & 2023/24. 5 assets had solar panels fitted in 2024/25

Enabling more efficient team-working – working more flexibly within our buildings, through promotion of agile working, and providing modern fit-for-purpose workplaces. The Council's services have worked with Property, IT&D and HR teams resulting in revised working styles. Space requirements have been adjusted through the Workstyles programme for corporate offices. Service departments have also revised their service needs which has modified their accommodation needs too.