APPENDIX 2

ASSET MANAGEMENT INDICATORS (AS REQUIRED BY THE GOVERNMENT)

pPI 1 (a) **% gross internal floor-space in condition categories A-D:**

		Non-Operational (general)		Operational (other land and buildings)	
		Area (sq m)	% of total	Area (sq m)	% of total
A	Good	105.52	7	7,943.43	97
B	Satisfactory	306.74	20	0.00	0
C	Poor	980.82	62	219.61	3
D	Bad	175.79	11	0.00	0
		1,568.87	100	8,163.04	100

Total m2 of the portfolio 9,731.91

pPI 1 (b) **Backlog of maintenance by cost expressed as a % in priority levels 1-3 and by value:**

		Non-Operational (general)		Operational (other land and buildings)	
		Cost (£)	% of total	Cost (£)	% of total
1	Urgent	22,404	7.5	3,173	0.5
2	Essential	181,500	61.0	334,305	58.0
3	Desirable	93,744	31.5	239,236	41.5
		297,648	100.0	576,714	100.0

The above figures are based upon actual surveys representative of the results of full stock condition surveys of 10% of the portfolio and will be reviewed once all properties have been surveyed.

APPENDIX 2

ASSET MANAGEMENT INDICATORS (AS REQUIRED BY THE GOVERNMENT)

pPI 2 Overall average internal rate of return (IRR) for each of the following portfolios:

(a) industrial	11.00 %
(b) retail	10.18 %
(c) agricultural	n/a

pPI 3 Total annual management costs per sq.m (GIA) for the property portfolio — £12.15

pPI 4

	Civic Offices	Depot
(a) Repair & maintenance costs per sq.m GIA	£6.95	£12.36
(b) Energy costs per sq.m GIA	£7.50	£3.93
© Water costs per sq.m GIA	£0.78	£1.06
(d) CO2 emissions in tonnes per sq m	0.068	0.088

pPI 5 (a) Cost Predictability

% of projects where outturn falls within +/- 5% of the estimated outturn, expressed as a % of the total number of projects completed in the financial year — 100%

pPI 5 (b) Time Predictability

% of projects falling within +5% of the estimated timescale, expressed as a % of the total number of projects completed in that financial year — 100%

APPENDIX 3

NATIONAL PROPERTY PERFORMANCE INDICATORS: L.A.M.B BENCHMARKING GROUP 2004

AUTHORITY	East Staffs BC	Charnwood BC	Hinckley BC	Lichfield DC	Cannock Chase	Oadby/Wigston	South Derbyshire	Average
INDICATOR 1A								
OPERATIONAL								
% IN A	8.5%	73.92%	%	42.0%	17.0%	37.0%	4.7%	30.5%
% IN B	91.0%	20.00%	%	48.0%	77.0%	40.0%	78.5%	59.1%
% IN C	0.5%	6.08%	%	10.0%	6.0%	21.0%	16.8%	10.1%
% IN D	0.0%	0.00%	%	0.0%	0.0%	2.0%	0.0%	0.3%
								100.0%
NON OPERATIONAL (GENERAL)								
% IN A	0.0%	100.00%	%	0.0%	3.0%	40.0%	13.6%	26.1%
% IN B	100.0%	0.00%	%	96.0%	78.0%	60.0%	81.6%	69.3%
% IN C	0.0%	0.00%	%	2.0%	19.0%	0.0%	4.9%	4.3%
% IN D	0.0%	0.00%	%	2.0%	0.0%	0.0%	0.0%	0.3%
								100%
NON OPERATIONAL (SURPLUS)								
% IN A	0.0%	%	%	0.0%	0.0%	n/a	n/a	0.0%
% IN B	0.0%	9.06%	%	0.0%	13.0%	n/a	n/a	7.4%
% IN C	100.0%	89.16%	%	0.0%	63.0%	n/a	n/a	84.1%
% IN D	0.0%	1.77%	%	0.0%	24.0%	n/a	n/a	8.6%
								100%
OVERALL TOTALS								
% IN A	7.3%	69.73%	0.0%	31.0%	12.0%	38.0%	8.9%	23.8%
% IN B	88.4%	18.35%	92.0%	60.0%	73.0%	42.0%	80.0%	64.8%
% IN C	4.3%	11.79%	0.0%	8.0%	14.0%	18.0%	11.1%	9.6%
% IN D	0.0%	0.13%	8.0%	1.0%	1.0%	2.0%	0.0%	1.7%
								100%

INDICATOR 1B

OPERATIONAL

	East Staffs BC £	East Staffs BC %	Charnwood BC £	Charnwood BC %	Hinckley BC £	Hinckley BC %	Lichfield DC £	Lichfield DC %	Cannock Chase £	Cannock Chase %	Oadby/Wigston £	Oadby/Wigston %	South Derbyshire £	South Derbyshire %	Average £	Average %
PRIORITY LEVEL 1 £ & %	£0	0.0%	£0	0.0%		%	£0	%	£49,045	3.0%	£3,350	7.0%	£3,490	2.9%		%
PRIORITY LEVEL 2 £ & %	£350,000	44.0%	£117,332	25.0%		%	£90,000	53.0%	£1,177,086	72.0%	£17,200	36.0%	£12,115	10.1%		%
PRIORITY LEVEL 3 £ & %	£450,000	56.0%	£352,668	75.0%		%	£78,700	47.0%	£408,710	25.0%	£27,200	57.0%	£104,970	77.0%		%

APPENDIX 3

NATIONAL PROPERTY PERFORMANCE INDICATORS: L.A.M.B BENCHMARKING GROUP 2004

AUTHORITY	East Staffs BC		Charnwood BC		Hinckley BC		Lichfield DC		Cannock Chase		Oadby/Wigston		South Derbyshire		Average	
NON OPERATIONAL																
PRIORITY LEVEL 1 £ & %	£0	0.0%	£0	0.0%		%	£279,000	53.0%	£19,565	5.0%	£0	0.0%	£3,560	23.5%		%
PRIORITY LEVEL 2 £ & %	£60,000	55.0%	£0	0.0%		%	£138,000	26.0%	£363,909	93.0%	£0	0.0%	£2,820	18.6%		%
PRIORITY LEVEL 3 £ & %	£50,000	45.0%	£0	0.0%		%	£110,000	21.0%	£7,826	2.0%	£12,000	100.0%	£8,765	57.9%		%
SURPLUS																
PRIORITY LEVEL 1 £ & %	£0	0%	£0	0%		%	£0	%	£5,000	20%	n/a	%	n/a	%		%
PRIORITY LEVEL 2 £ & %	£0	0%	£0	0%		%	£0	%	£10,000	40%	n/a	%	n/a	%		%
PRIORITY LEVEL 3 £ & %	£0	0%	£0	0%		%	£0	%	£10,000	40%	n/a	%	n/a	%		%
OVERALL TOTALS																
PRIORITY LEVEL 1 £ & %	£0	0.0%	£0	%		23.0%	£279,000	40.0%	£73,610	4.0%	£3,350	6.0%	£7,050	5.2%		%
PRIORITY LEVEL 2 £ & %	£410,000	45.0%	£117,332	25.0%		30.0%	£228,000	33.0%	£1,550,995	76.0%	£17,200	29.0%	£14,935	11.0%		%
PRIORITY LEVEL 3 £ & %	£500,000	55.0%	£352,668	75.0%		47.0%	£188,700	27.0%	£426,536	20.0%	£39,000	65.0%	£113,735	83.8%		%
INDICATOR 2A - INDUSTRIAL IRR %	11.8%		N/A		10.0%		9.7%		15.0%		n/a		12.3%		11.8%	
INDICATOR 2B - RETAIL IRR %	N/A%		9.65%		5.0%		8.5%		15.0%		7.9%		11.1%		9.5%	
INDICATOR 2C – AGRICULTURAL IRR %	N/A		N/A		n/a		3.2%		11.0%		n/a		n/a		7.1%	

APPENDIX 3

NATIONAL PROPERTY PERFORMANCE INDICATORS: L.A.M.B BENCHMARKING GROUP 2004

AUTHORITY	East Staffs BC	Charnwood BC	Hinckley BC	Lichfield DC	Cannock Chase	Oadby/Wigston	South Derbyshire	Average
INDICATOR 3 - MANAGEMENT COSTS PER SQ M	£1.22	£0.25	£2.63	£1.57	£2.05	£0.20	**£2.50**	**£1.49**
INDICATOR 4A - R&M PER SQ M	£12.87	£4.00	£11.22	£9.32	£10.01	£4.16	**£8.67**	**£8.61**
INDICATOR 4B - ENERGY PER SQ M	£9.50	£4.70	£3.78	£13.65	£9.44	£7.55	**£5.96**	**£7.80**
INDICATOR 4C - WATER PER SQ M	£1.44	£1.84	£1.63	£1.80	£3.10	£2.07	**£0.66**	**£1.79**
INDICATOR 4D - CO2 EMISSIONS IN TONNES PSM	0.09940	0.05628	0.07670	0.10000	0.13000	0.10300	**0.10100**	**0.09520**
INDICATOR 5A - % COST PREDICTABILITY	27.0%	50.0%	0.0%	86.0%	N/A	75.0%	**60.0%**	**59.6%**
INDICATOR 5B - % TIME PREDICTABILITY	33.0%	17.0%	0.0%	86.0%	N/A	75.0%	**50.0%**	**52.2%**

APPENDIX 4

ASSET MANAGEMENT & MONITORING GROUP

TERMS OF REFERENCE

To ensure that the best use is made of the Council's assets by:

- ✓ Treating property as a strategic resource.
- ✓ Providing a forum to discuss corporate issues, service delivery objectives and how they impact upon current and future property requirements.
- ✓ Reviewing operational assets to ensure that they meet service needs, both now and in the future, maximising their effectiveness to deliver service objectives.
- ✓ Challenging the effectiveness of non-operational land and property held by the Council.
- ✓ Discussing performance indicators and reviewing and developing the Council's Asset Management Plan.
- ✓ Reviewing any non-property related reports that are likely to go to Committee and ensuring that all reports have fully addressed property implications.
- ✓ Discussing current asset management issues and requirements.
- ✓ Considering budgetary implications relating to the Council's liabilities of holding onto property as a strategic resource.
- ✓ Considering the impact on budgets of future planned maintenance programs and dealing with whole life costing issues.
- ✓ Periodically reviewing the methodology for prioritising capital expenditure based upon the Council's corporate objectives, taking into account cross cutting issues, best value and ongoing revenue implications.
- ✓ Monitoring the success of ongoing projects and ongoing progress being made.
- ✓ Preparing a Corporate Property Strategy that sets out the Council's aims and objectives for holding onto operational and non-operational.