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<b>REPORT TO:</b>	<b>FINANCE AND MANAGEMENT COMMITTEE</b>	<b>AGENDA ITEM: 8</b>
<b>DATE OF MEETING:</b>	<b>14<sup>th</sup> February 2012</b>	<b>CATEGORY: DELEGATED</b>
<b>REPORT FROM:</b>	<b>CHIEF EXECUTIVE</b>	<b>OPEN</b>
<b>MEMBERS' CONTACT POINT:</b>	<b>Head of Corporate Services, KEVIN STACKHOUSE (Ext 5811)</b>	<b>DOC:</b>
<b>SUBJECT:</b>	<b>ASSET MANAGEMENT PLAN 2012 TO 2017</b>	<b>REF:</b>
<b>WARD(S) AFFECTED:</b>	<b>ALL</b>	<b>TERMS OF REFERENCE: FM 01</b>

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## **1.0 Recommendations**

- 1.1 That the Council's updated Asset Management Plan for 2012 to 2017 is considered and approved.
- 1.2 That the Plan is reviewed and updated as necessary and at least on a yearly basis.

## **2.0 Purpose of Report**

- 2.1 This report introduces an updated Asset Management Plan (AMP) which sits alongside the Council's Medium-Term Financial Plan and overall corporate planning framework.

## **3.0 Detail**

### **Background**

- 3.1 The Asset Management Plan (AMP) is a property strategy document which seeks to align the Council's non-housing asset base with our corporate objectives, to ensure services are delivered efficiently. It therefore identifies the gaps between the current position of the asset base and where we want it to be, and the strategy to achieve this alignment.

- 3.2 As the implications of the 2010 Comprehensive Spending Review impact upon the Council it is important that our assets are managed in a flexible, innovative manner to respond to the budget pressures. Property is second only to staff in terms of resource costs, and the AMP must therefore be systematically reviewed to reflect our evolving service needs and objectives.
- 3.3 This updated AMP details the progress being made to improve the efficiency and suitability of our assets. The Plan identifies how the Council is now paying less for its accommodation through initiatives such as the joint Local Authority procurement of energy, using less space following the Civic Office accommodation review and generating additional income from the letting of this surplus space and disposal of surplus assets.
- 3.4 Having regard to the pressures on the Council's capital budgets, the extraction of value from underused and surplus assets has enabled improvements to be delivered through self-funded, partnership initiatives.
- 3.5 Building works to accommodate the Civic Office letting to the County Council, for instance, were funded by EMIEP grant and the County Council as tenant, with the County granted a rent-free period commensurate with our share of the costs. Our contribution to these works has therefore been financed from a proportion of the future rental income otherwise payable by County for the lettable floor space created from the project.
- 3.6 Similarly the construction of the proposed new Depot would be funded from a simultaneous sale of our Depot site and adjacent land, with the Depot build financed by the developer in consideration for these land transfers.
- 3.7 Thus the value generated from effective asset management is being re-invested to deliver an improved asset base without detracting capital funds from projects which benefit direct services.
- 3.8 A revised AMP is therefore enclosed for Members' consideration.

### **Consultations**

- 3.9 A draft of this updated AMP has been circulated to all relevant Service Managers. The service needs identified through this consultation have been reflected in the future asset strategy.

### **4.0 Financial Implications**

- 4.1 There are no direct implications in the formulation of the AMP.

## **5.0 Corporate Implications**

- 5.1 The Council's land and property assets are the largest resource after the Council's workforce. Consequently, the efficient management and use of the assets can be a key factor in the performance of service provision.

## **6.0 Community Implications**

- 6.1 A key theme of the AMP is contributing to the vision and priorities of the Council and meeting service requirements. These are largely formulated after consultation with the local community and other stakeholders.
- 6.2 The Plan has been subject to the Council's Equality Impact Assessment and has been 'screened' as Medium. Evidence suggests that different groups of people may have different needs when it comes to accessing services in Council property.
- 6.3 Such issues are dealt with as part of the Plan based on accessibility audits. Any reasonable adjustments identified form part of the subsequent maintenance programme.
- 6.4 In addition, the AMP can provide opportunities to promote equality more effectively. For example, new and upgraded facilities can be designed and constructed with equality issues in mind.