

<b>REPORT TO EXECUTIVE</b>			
<b>PORTFOLIO AREA: FINANCE &amp; RESOURCES</b>			
<b>Date of Meeting:</b>	28 January 2002		
<b>Public</b>			
<b>Key Decision:</b>	Yes	<b>Recorded in Forward Plan:</b>	Yes
<b>Inside Policy Framework</b>			

**Title:** ASSET MANAGEMENT PLAN - A STRATEGY FRAMEWORK

**Report of:** DIRECTOR OF ENVIRONMENT & DEVELOPMENT

**Report reference:** EN 001/02

### Summary:

The report provides an update on the Asset Management Plan and sets out the immediate priorities.

### Recommendations:

That the proposed way forward be agreed.

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## 2. BACKGROUND INFORMATION AND OPTIONS

1. Following the presentation of the BV Interim Challenge, the Executive received report TC 234/01 at the meeting on 24 November which set out a number of recommended priorities.
2. Since that time, there have been two further developments:
  - The DTLR have formally recognised the Council's Asset Management Plan as "good" and as a result allocated the maximum financial allocation of £50,000 within the capital allowance.
  - The Executive identified the implementation of the Asset Management Plan as a high priority within the draft budget proposals set out on 17 December.
    1. The Best Value Inspectorate have been made aware of the detail of both of these, but at the time of writing this report, their final report on the Review is still awaited.
1. The intention is to produce an improvement plan which incorporates the issues identified initially from the review, the recommendations approved by the Executive and the key outcomes of the BV Inspectors report. It is essential to have one approved plan with clear responsibilities, timescales etc.
2. It is important to continue the progress which has already been made and to this effect two key priorities are being progressed immediately.
1. An effective database needs to be identified and installed, together with all the relevant data captured and further information needs assessed. This will enable the performance of individual assets to be monitored to advocate future decision-making.
2. A property strategy needs to be established to enable all the assets to be appraised against a range of criteria. Much of this work is completed.
  1. The intention is to complete the property strategy and present it to Members in Spring 2002. In reality, it will take some time to complete the management database. An initial broad assessment of assets will be undertaken from existing information to identify the performance of assets and to identify broad statistic options for the future. It is scheduled to present this to the Executive in the Summer for consideration.
  2. An in-house team is being established to ensure an integrated approach to finalising the Strategy and to implementation.

## 1. FINANCIAL POSITION

1. The resource implications of the Asset Management Plan will be addressed within the Executive budget proposals for 2002/3 to be considered by the full Council at its meeting on 5 February 2002.
2. The Council will consider the Executive's proposals for core revenue funding of staff in the Property unit and the capital issues to be made available to

meet the requirements of the Disability Discrimination Act together with a specific budget proposal for an Asset Management budget. The budget would provide resources for improved asset management information and decision making and to finance specific Property objectives. These include investment in the infrastructure of the Council's Industrial Estates and strategic property decision such as the future accommodation needs of the Council. A further report on the proposed programme will be made when the budget has been determined.

## **2. CONSULTATION**

### **1. Consultation to Date:**

District Auditor; Best Value Inspectorate; Development Advisory Group; Private Surveyors; Insignia Richard Ellis; DTLR.

### **2. Consultation proposed: Asset Plan conference in March; Members; CMT;**

Heads of Service; Private surveyors; New Focus Groups.

## **3. STAFFING/RESOURCES COMMENTS**

### **1. The service resources and financial systems will use a mixture of internal staff and consultants to undertake work.**

## **4. CITY TREASURER'S COMMENTS**

### **5.1 No further comments required.**

## **5. LEGAL COMMENTS**

### **6.1 No further comments required.**

## **6. CORPORATE COMMENTS**

### **7.1 No further comments required.**

## **7. RISK MANAGEMENT ASSESSMENT**

### **8.1 The Assessment will be included as part of the Strategy.**

## **8. EQUALITY ISSUES**

### **9.1 N/A**

## **9. ENVIRONMENTAL IMPLICATIONS**

### **10.1 Environmental considerations will be incorporated into the Strategy.**

## **10. CRIME AND DISORDER IMPLICATIONS**

### **11.1 None to raise at this stage.**

## **11. RECOMMENDATIONS**

12.1 That the proposed way forward be agreed.

## **12. REASONS FOR RECOMMENDATIONS**

13.1 To implement the Asset Management Plan.