

PROPERTY
ASSET MANAGEMENT PLAN AND CAPITAL STRATEGY

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BACKGROUND

- 1.0 An Asset Management Plan, Capital Strategy and Context Sheet have been provided annually to the Government Office Northwest over recent years with the proviso that once Authorities attained a score of 'good', then they would no longer be required to produce further annual submissions.
 - 2.0 Copeland obtained a 'good' score in 2003/4, and further decided to continue the production of these plans as a matter of good practice. This set of documents reviews the position in hindsight for the year 2005/6.
 - 3.0 The documents are attached to this report for OSC consideration, they do remain in line with the GONW policy, and are provided by the Finance and Business Development Service unit, with substantial liaison and input from the Regeneration Service Unit.
 - 4.0 A brief update of developments in the Asset management plan to September 2006 is provided below.
- Disposals income well up on £300,000 per annum target with round of sales in October 2006, to be followed by further in March/April 2007. This is a good time to sell property, although future trends remain uncertain.
 - Discussions on land disposal underway with two major supermarket operators.
 - New valuation and estates contract won by Capita in June 2006 (the outsourcing contributes £15,000 per annum to Gershon savings).
 - Full property list established with outsourced consultant Capita. Consideration being given to sales to tenants where viable.
 - Brief occupancy check on all Council offices undertaken October 2006, sent to Corporate team.
 - Substantial improvements made to offices at Moresby Parks, complete September 2006.
 - Further improvements about to commence to external areas Moresby Parks linked to sale of part warehouse area.
 - Leisure Buildings outsourced to North Countryside Leisure – Operating to manage the leisure facilities on a tenancy basis. This has implications on maintenance where funding

has been reallocated from Public Buildings revenue, and from public buildings Capital 2006/7 for sinking fund, and will continue for contract period.

- Review of retained garage sites underway, to enable consideration to be given to potential sale for development, improvement, proper enforcement of leases.
- Asbestos management regime in place with removals programme established.
- Carbon Trust providing energy use advice, posters and surveys.
- Dilapidation surveys of tenanted properties programme established.
- Likely that valuation appeals will be put in motion for 2005 NNDR, could generate further income.
- Close liaison and support to Regeneration on a variety of partnership issues i.e. South Shore Cliff, Powbeck corridor, Beacon refit café etc., Trusteel Houses, Broadway Malyan proposals, and others.

5.0 Members are invited to ask any questions or comment on the documents.
