

EXTRACT FROM ASSET MANAGEMENT PLAN 2007/8

1. EXECUTIVE SUMMARY

1.1. Through the management of property the Council has the ability to positively influence customer and working environments, changes and developments within the Borough of Copeland.

1.2. The key message from the 5 year corporate plan is:

Vision - Copeland Borough Council – leading the transformation of West Cumbria to a prosperous future, through:

**1.
Effective
Leadership**

**2.
Achieving
Transformation**

**3.
Promoting
Prosperity**

1.3. The Asset Management Plan responds to the Corporate plan through application of the land and property assets by:

1.3.1. Public building Fund - utilisation of Revenue and Capital budgets to maintain the assets to address back log of repair.

- Asbestos Management strategy – this has now been completed, surveys undertaken in 2006/7, removal of residual asbestos and roll out to building managers 2007/8.
- Procedures to protect against Legionella reviewed strengthened 2006/7.
- Construction Design Management procedures updated following the introduction of new legislation 2006/7/8.

1.3.2. Providing accessible buildings for customers.

- The performance Indicator BV 156 demonstrates that this Council has achieved a rating of 87%. This has been achieved through early recognition of the DDA requirements, the undertaking of an Access audit of all buildings, and provision of funding for a four year programme for implementation. A further review, audit and implementation of any outstanding works for compliance in 2007/8 at the Moresby parks is expected to extend the rating to 100%.
- The provision of 'Evac.' chairs to The Copeland Centre and Moresby Parks has responded to changes in legislation in 2006 relating to evacuation of disabled persons.

1.3.3. Tailoring buildings to respond to service delivery aspirations, staff requirements.

- Moresby Parks - substantial upgrading and extension of offices and toilets.
- Moresby Parks - utilising disposal income to remove steel gantries and silo from rear 2006/7, undertake improvements to rear access and improve security 2007/8.

1.3.4. Providing buildings and land that are a benefit to, and used by the community

- Maintenance of public toilets particularly Whitehaven and St Bees (blue flag) 2006/7/8.
- Community Centres maintained, peppercorn leases, ongoing.
- sponsoring other organisations through grant assistance towards rent
- e.g. 37/39 Newlands Avenue

1.3.5. Producing revenue for the Council through letting.

- All leases are reviewed prior to renewal to adjust to current market values. At such time consideration is given to reducing Council liabilities for maintenance and the like 2006/7/8.
- Garage plot sites under review to consider use, improve visual appearance through clearance of vegetation, maintenance of access, utilising income from rents. New tenancy agreements progressively requiring tenants to provide permanent garages of similar appearance 2007/8.

1.3.6. Producing capital receipts from sale of surplus or underused assets.

- Reviewing potential for assets, identifying those suitable for marketing, enhancing value through remedial works or planning permissions, establishing programme of disposal, linked to Local plan 2006/7/8.
- Considering all options for assets, involving with developers to seek to maximise the Council potential income 2006/7/8.
- A target income of £300,000 per annum for disposals was established three years ago. This has consistently been exceeded with income supporting the Council capital programme ongoing.

1.3.7. Supporting the Council's economic and physical development strategy.

- Where future plans for regeneration are known reserving assets that can contribute to these whilst maintaining income until required 2006/7/8.
- Working in partnership with the North West Development Agency and West Lakes Renaissance and others to purchase and hold assets on partners' behalf to secure the ability for planned regeneration and development to be undertaken 2006/7/8.
- Working with Regeneration to promote use of external funding to maximise resources to enhance areas of Copeland 2006/7/8. Includes English Partnerships, National Trust, Land Restoration trust, English Heritage and others.
- Engaging with commercial enterprises to encourage regeneration whilst directing and responding to area plans and policies; Tesco, Asda and others.
- Continuing development

2..1 Through discussion with Service Units consideration is being given to transferring property held by other Service Units to the Property Section to consolidate the information into one area. This applies mainly to Leisure & Environmental Services and Regeneration. The income from lettings supports the Trading Accounts for these Service Units, and any changes need to be carefully considered.

2..2 A set of Performance indicators has been agreed with Capita in respect of their services to expose performance and enable monitoring.

2..3 Property management is to be strengthened in respect of Service charges to ensure maximum income is obtained.

2..4 Review of human resources in the property maintenance area has been undertaken with report to Personnel Panel and Executive.