

PROPERTY
ASSET MANAGEMENT PLAN AND CAPITAL STRATEGY

EXECUTIVE MEMBER: Cllr Norman Williams
LEAD OFFICER: Mrs S Borwick, Finance and Business Development Manager
REPORT AUTHOR: Mr C A Lloyd, Business Development Manager

Summary: This Report provides Executive with the details of the Council Asset Management Plan and Capital Strategy for the year 2005 -6.

Recommendation: That Executive notes the Asset Management Plan and Capital Strategy for 2005-6 and approves the principles contained therein for application to future years.

Impact on delivering the Corporate Plan: Essential component document contributing to, aligning with the Corporate Plan.

Impact on other statutory objectives (e.g. crime & disorder, LA21): None

Financial and human resource implications: Considered within documents.

Project & Risk Management: Standard procedures to be followed.

Key Decision Status

- **Financial:** None
- **Ward:** None

Other Ward Implications: None

1. INTRODUCTION

- 1.1. Government Office Northwest has required submission of an Asset Management Plan, Capital Strategy and Context Sheet annually over recent years with the proviso that once Authorities attained a score of 'good' they would no longer be required to produce further annual submissions.
- 1.2. Copeland obtained a 'good' score in 2003/4, and further decided to continue the production of these plans annually as a matter of good practice. This report includes a set of documents

that review the position in hindsight for the year 2005/6, utilising information gained during the period reviewed.

- 1.3. The Asset Management Plan and Capital Strategy were taken to the Policy and Performance Overview and Scrutiny Committee on 30 November 2006, and approved at that meeting enabling them to be placed before Executive for consideration and formal approval.
- 1.4. The documents 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.
- 1.5. Executive is invited to comment or question any part of these documents, should further information be required.

2. UPDATE

- 2.1. A brief update of developments in the Asset Management Plan to September 2006 is provided below.
- 2.2. 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.
- 2.3. Discussions on land disposal underway with two major supermarket operators.
- 2.4. New valuation and estates contract won by Capita in June 2006 (the outsourcing contributes £15,000 per annum to Gershon savings).
- 2.5. Full property list established with outsourced consultant Capita. Consideration being given to sales to tenants where viable.
- 2.6. Brief occupancy check on all Council offices undertaken October 2006, sent to Corporate Team.
- 2.7. Substantial improvements made to offices at Moresby Parks, complete September 2006.
- 2.8. Further improvements about to commence to external areas Moresby Parks linked to sale of part warehouse area.
- 2.9. 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.
- 2.10. Review of retained garage sites underway, to enable consideration to be given to potential sale for development, improvement, proper enforcement of leases.
- 2.11. Asbestos Management regime in place with removals programme established.
- 2.12. Carbon Trust providing energy use advice, posters and surveys.
- 2.13. Dilapidation surveys of tenanted properties programme established.

2.14. Likely that valuation appeals will be put in motion for 2005 NNDR, could generate further income.

2.15. 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.

3. CONCLUSIONS

3.1. Executive is asked to consider the Asset Management Plan and Capital Strategy for 2005-6, to note these documents, and approve the principles contained therein for application to future years.

List of Appendices

Appendix A Asst Management Plan

Appendix B Capital Strategy

Appendix C performance indicators 2A & 2B

Appendix D Actions to increase level of investment

Appendix E Context Sheet

List of Background Documents: Project files, correspondence

List of Consultees: Corporate Team
Cllr N Williams (Portfolio Holder)