

STRATEGIC ASSET MANAGEMENT PLAN - UPDATE

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WHAT BENEFITS WILL THESE PROPOSALS BRING TO COPELAND RESIDENTS

The way in which the Council manages its Land and Property base can have a beneficial impact upon the opportunities available to Copeland residents as well as enabling the Council to undertake Capital works to support its Strategic Priorities

WHY HAS THIS REPORT COME TO THE EXECUTIVE?

(eg Key Decision, Policy recommendation for Full Council, at request of Council, etc.)

RECOMMENDATION:

That Members note the activities in 2110/11 in implementing the Borough's Strategic Asset Management Plan and note that further reports are to follow to develop the Strategy in light of the current fiscal environment and to agree a new Asset Management Monitoring Framework and other policy documents.

1. INTRODUCTION

- 1.1 In March 2010 Members agreed the Copeland Strategic Asset Management Plan for Copeland, it was however noted that this document would be a living document and would need to reflect both the changing economic environment in the commercial market, but also would need to adapt to the changing and focused activities of the Council as it responds both the external fiscal challenge, but also as we develop in using our assets to deliver community based and wider regeneration priorities of the emerging Council Plan and Corporate Implementation Plan.
- 1.2 We are reviewing and developing the strategy as set out above, and this work will be reported to the Executive next month. This report

details the principal asset management activities over the past year to set a context for the developing revisions.

2. PRINCIPAL ASSET MANAGEMENT ACTIVITY IN 10/11

- 2.1 After several months of negotiation in January 2011, the Council took its first decision to transfer a community asset (Gosforth Car Park and toilets) in accordance with its recently established community asset transfer policy. Discussions are also advanced regarding the transfer of the maintenance of Millom Park, its toilets and play area to Millom Town Council. A key strategy of the asset management plan was to ensure that assets are held by partners and organisations that can make best use of them and we envisage more of this activity in future where the tests of the Policy can be satisfied.
- 2.2 We have expended considerable time and resource in both reacting to and developing a more managed approach to our land holdings between Bransty and Parton. A cliff management plan is under development following twelve months of intensive activity including the purchase of a threatened property and the reducing the risk of unstable and dangerous beach structures. Subject to approval, these activities will ensure the safety of users of our coastal walks in this location supporting our strategic priority in maintaining coastal access in recognition of both the health and tourism benefits that result.
- 2.3 We are approaching the five year point in our contract with North Country Leisure in the management of our leisure facilities. Tangible progress has been made in the financial sustainability of our facilities, including the Sports Centre having won an award for the Most Improved Local Authority Leisure Centre. A review is being undertaken in terms of both our sports strategy and what we want from our facilities for the next five years. At this point we are also assessing the condition of each building and establishing a new maintenance plan for each property.
- 2.4 For a number of years it has been a Council priority to develop a "Sports Village" in the Pow Beck Valley, this commitment was affirmed by the Executive in January of 2011. This decision at this point in time fits perfectly with our asset management planning. It has always been the intention that the Sports Centre will ultimately relocate into the Pow Beck and our maintenance programme is being revised accordingly.
- 2.5 We are hoping to engage more with GP's in their new commissioning role to integrate the new commissioning role of GP's, in to our assets as they underpin community activity on health and social wellbeing, this

opportunity to mainstream our facilities for maximum community benefit should not be missed and will be reflected in our new Sports Strategy.

- 2.6 We have taken the positive decision to use our land assets to (in principle) support the extension of the facilities at Hensingham Community Athletics Stadium recognising the symbiotic role of the stadium and the Pow Beck Valley proposals.
- 2.7 We have in the past granted medium term (ie 21 year) leases to sports groups to enable them to gain lottery/grant funding to upgrade their facilities for use by the general public. Groups we have supported include St Benedict's RUFC, Lowca ARLFC, Parton ARLFC and Mirehouse ARLFC. We have recently given in principle support to Bransty Rangers who wish to extend their facilities at Bransty through grant funding.2.9 We are currently undertaking a review of Council owned land to ascertain the suitability of areas for the placement of wind turbines both as a commercial venture but also to benefit the Council's energy saving/green energy targets.
- 2.8 The housing land market in Copeland is pretty flat at the current time and our disposals programme has been affected. We have however successfully negotiated the disposal of the Kells White School land which will realise a significant capital receipt across the 2011/12 financial year. This receipt is not only important for the Council, but equally, this is the first time the Council has specified that a proportion of the site should be for the delivery of affordable housing (reflecting our Housing Needs evidence) and be administered by an RSL. More than this, part of the site will be sold through a newly created Community Development Company from within the community to provide self build plots which are in demand in Copeland, reflecting the high proportion of construction skills in the community.
- 2.10 A number of sites that were taken to market are advancing to sale, these are relatively small scale. Not all of the offers did however made good economic sense and we are pursuing other options at present such as Auction. Notably we have however secured an option for a heavily contaminated site Egremont that we were not actively marketing, the option does however demonstrate value for money and has potentially removed a large corporate liability. The interesting thing to note is that speculative interest such as this is likely to be as a result of the possibility of nuclear new build, our disposals programme recognises this issue and an opportunity.
- 2.11 Disposals for the year are currently expected to total £905,715 (although some completions may run into 2011/12).

- 2.12 We are working more closely than ever before with other local authority and public sector partners including moving towards developing consistent IT programmes to map our assets, and to increasingly share facilities, such as the Copeland Centre in Whitehaven. We are currently in discussions with Cumbria County Council about using the space in the Millom Office more flexibly to allow a 24 hour Cumbria Police presence in the building. We have also agreed to jointly market adjacent residential sites owned by us and the County Council to gain maximum value.
- 2.13 We have now completed the condition review of our property, our current strategy is to maintain our property to a "good condition" and we are now able to inform the Medium Term Financial Strategy in this regard. We must ensure that our buildings are maintained to an acceptable standard, but also that our approach is affordable.
- 2.14 In recent years our Land Management Function has been outsourced to Capita. In order to ensure maximum efficiency, and to ensure our decision making is joined up and driven by strategy, as of 1st Feb 2011 we have brought this function back in house (3 posts at present).
- 2.15 GVA have been supporting a review of the asset management strategy, in particular reflecting the current economic climate and looking at how the Council's assets can support community and regeneration activity. We are also developing our asset management monitoring framework that will be reported to Executive next month. Further policy documents have been drafted and will be presented to Executive for approval shortly, these are updated procedures provided for guidance and transparency:

Property Tenure And Disposal Policy
Rental Concession Policy
Repairs and Maintenance Strategy
Valuation Standards

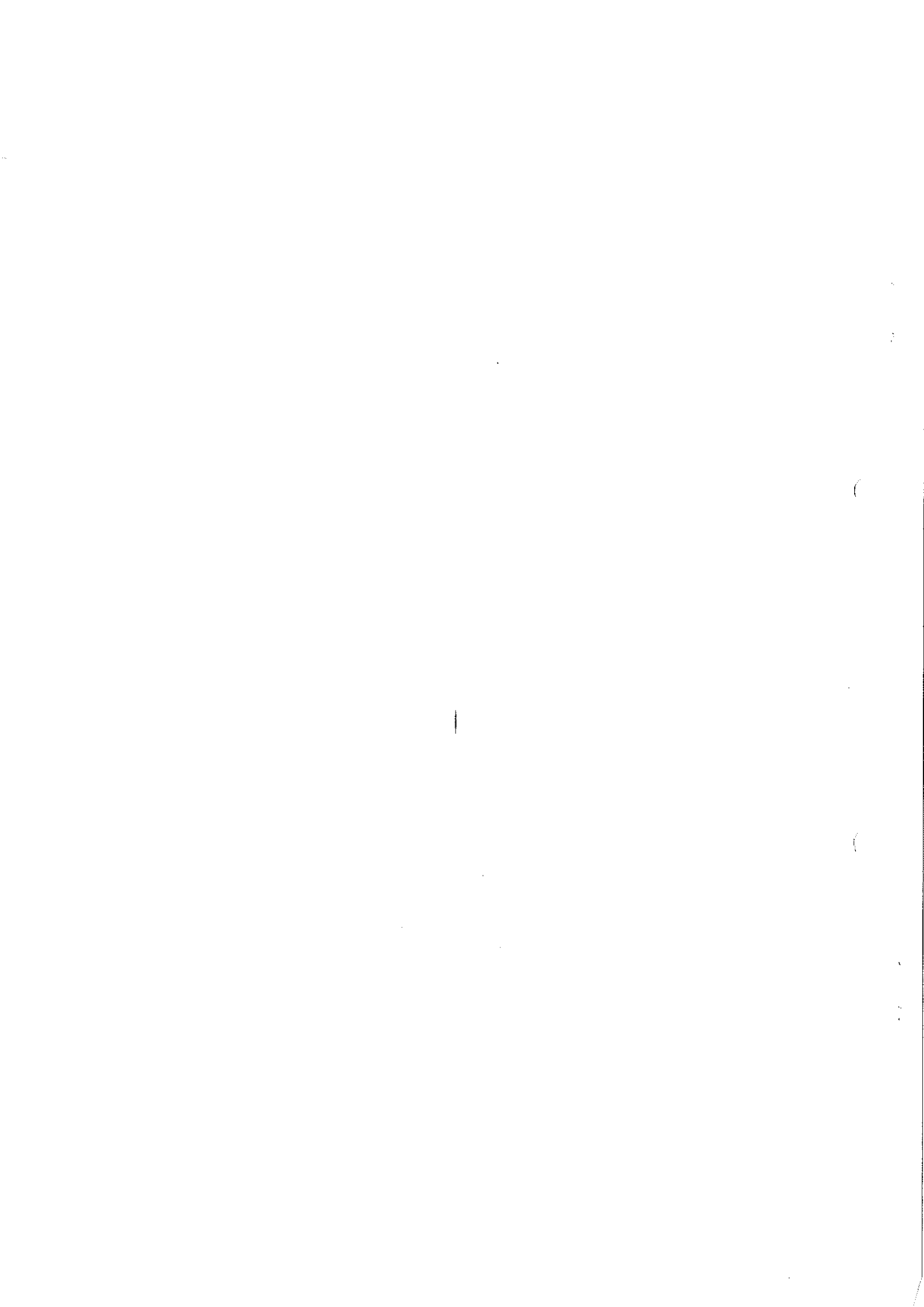
- 2.16 Other minor project work – Frizington medical practice, new pitched roof, Cleator Moor Office building, repairs to stonework, general backlog repairs, new toilets in basement, DDA works and backlog repairs to Overend Community Centre, repairs to Beck Green nursery office, replacement of air conditioning units to the Beacon, replacement of boiler at phoenix Court phase 3, resurfacing Chapel Street car park and St Bees car park, Distington Crematorium, repairs to chapel of rest roof, and redecoration, installation of new cremator and associated remodelling, upgrading finishings in main chapel, new catafalque (currently in progress).

3. CONCLUSIONS

- 3.1 2010/11 marked a significant turning point in Copeland's approach to asset management as we proactively and deliberately sought to ensure the alignment of our the use of assets with current and emerging Corporate Plan and Corporate Implementation Plan. Assets can be a powerful tool in achieving Council objectives as the report demonstrates and we have had some real successes this year that will bear fruit moving forward. The work we are currently finalising with GVA will help us develop further in this regard in readiness for both the changes in Local Government funding but also in supporting our understanding of the potential of our asset base to deliver against the Localism Agenda.

4. WHAT ARE THE LEGAL, FINANCIAL AND HUMAN RESOURCES IMPLICATIONS?

- 4.1 None – information only



COPELAND BOROUGH COUNCIL



SCHEDULE OF FEES FOR PLANNING APPLICATIONS

From: 6 April 2008

(As amended 26 February 2010)

Note

1. Applications cannot be validated unless they are accompanied by the relevant fee (where applicable). If you need guidance in calculating the relevant fee please contact the development control staff by:-
 - Telephone : 01946 598421/18
 - E-mail : devcontrol@copelandbc.gov.uk
2. With few exceptions planning fees cannot be refunded once an application has been validated.
3. Fees should be made payable to Copeland Borough Council.
4. Please note that the Council can no longer accept cash payments. For guidance on alternative means of payment please contact the development control staff as directed above.

Category of Development – Operations	Fee Payable
1. The erection of dwelling houses (other than development within category 6 below)	a) where the application is for outline planning permission and - <ol style="list-style-type: none"> i) the site does not exceed 2.5 ha, £335 for each 0.1 ha of the site area; ii) the site area exceeds 2.5 ha, £8,285 and an additional £100 for each 0.1 ha in excess of 2.5 ha, subject to a maximum in total of £125,000. b) in other cases - <ol style="list-style-type: none"> i) where the number of dwellinghouses to be created by the development is 50 or fewer, £335 for each dwellinghouse; ii) where the number of dwellinghouses to be created by the development exceeds 50, £16,565, and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses subject to a maximum in total of £250,000
2. The erection of buildings (other than buildings in categories 1,3,4,5 or 7)	a) Where the application is for outline planning permission and - <ol style="list-style-type: none"> i) the site area does not exceed 2.5 ha, £335 for each 0.1 ha of the site area; ii) the site area exceeds 2.5 ha, £8,285, and an additional £100 for each 0.1 ha in excess of 2.5 ha, subject to a maximum in total of £125,000. b) in other cases - <ol style="list-style-type: none"> i) where no floor space is to be created by the development, £170; ii) where the area of gross floor space to be created by the development does not exceed 40 sq metres, £170; iii) where the area of the gross floor space to be created by the development exceeds 40 sq metres, but does not exceed 75 sq metres, £335; iv) where the area of the gross floor space to be created by the development exceeds 75 sq metres, but does not exceed 3750 sq metres, £335 for each 75 sq metres of that area; v) where the area of gross floor space to be created by the development exceeds 3750 sq metres, £16,565, and an additional £100 for each 75 sq metres in excess of 3750 sq metres, subject to a maximum in total of £250,000

<p>3. The erection, on land used for the purposes of agriculture, of buildings to be used for agricultural purposes (other than buildings coming in category 4)</p>	<p>a) Where the application is for outline planning permission and -</p> <ul style="list-style-type: none"> i) the site area does not exceed 2.5 ha, £335 for each 0.1 ha of the site area; ii) the site area exceeds 2.5 ha, £8,285, and an additional £100 for each additional 0.1 ha in excess of 2.5 ha, subject to a maximum in total of £125,000. <p>b) in other cases -</p> <ul style="list-style-type: none"> i) where the area of gross floor space to be created by the development does not exceed 465 sq metres, £70; ii) where the area of gross floor space to be created by the development exceeds 465 sq metres but does not exceed 540 sq metres, £335; iii) where the area of gross floor space to be created by the development exceeds 540 sq metres but does not exceed 4215 sq metres, £335 for the first 540 sq metres, and an additional £335 for each 75 sq metres in excess of 540 sq metres; and iv) where the area of gross floor space to be created by the development exceeds 4215 sq metres, £16,565, and an additional £100 for each 75 sq metres in excess of 4215 sq metres, subject to a maximum in total of £250,000.
<p>4. The erection of glasshouses on land used for the purposes of agriculture</p>	<p>a) Where the gross floor space to be created by the development does not exceed 465 sq metres, £70;</p> <p>b) Where the gross floor space to be created by the development exceeds 465 sq metres, £1,870.</p>
<p>5. The erection, alteration or replacement of plant or machinery.</p>	<p>a) Where the site area does not exceed 5ha, £335 for each 0.1 ha of the site area;</p> <p>b) Where the site area exceeds 5 ha, £16,565, and an additional £100 for each 0.1 ha in excess of 5 ha, subject to a maximum in total of £250,000.</p>
<p>6. The enlargement, improvement or other alteration of existing dwellinghouses.</p>	<p>a) Where the application relates to one dwelling house, £150;</p> <p>b) Where the application relates to two or more dwelling houses, £295.</p>
<p>7a. The carrying out of operations (including the erection of a building) within the curtilage of an existing dwellinghouse, for purposes ancillary to the enjoyment of the dwellinghouse as such, or the erection or construction of gates, fences, walls or other means of enclosure along a boundary of the curtilage of an existing dwellinghouse</p>	<p>£150</p>
<p>7b. The construction of car parks, service roads and other means of access on land used for the purposes of a single undertaking, where the development is required for a purpose incidental to the existing use of the land.</p>	<p>£170</p>
<p>8. The carrying out of any operations connected with exploratory drilling for oil or natural gas.</p>	<p>a) Where the site area does not exceed 7.5ha, £335 for each 0.1ha of the site area.;</p> <p>b) Where the site area exceeds 7.5ha, £25,000, and an additional £100 for each 0.1ha in excess of 7.5ha, subject to a maximum in total of £250,000.</p>
<p>9. The carrying out of any operations not coming within any of the above categories.</p>	<p>a) in the case of operations for the winning and working of minerals -</p> <ul style="list-style-type: none"> i) where the site area does not exceed 15ha, £170 for each 0.1ha of the site are; ii) where the site area exceeds 15ha, £25,315, and an additional £100 for each 0.1ha in excess of 15ha, subject to a maximum in total of £65,000; <p>b) in any other case, £170 for each 0.1ha of the site area, subject to a maximum of £1,690.</p>

Category of Development -- Uses of Land	Fee Payable
10. The change of use of a building to use as one or more separate dwelling houses	<p>a) Where the change of use is from a previous use as a single dwellinghouse to use as two or more single dwellinghouses</p> <p>i) where the change of use is to use as 50 or fewer dwellinghouses, £335 for each additional dwellinghouse;</p> <p>ii) where the change of use is to use as more than 50 dwellinghouses £16,565, and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000;</p> <p>b) in all other cases</p> <p>i) where the change of use is to use as 50 or fewer dwellinghouses, £335 for each dwellinghouse;</p> <p>ii) where the change of use is to use as more than 50 dwellinghouses £16,565, and an additional £100 for each dwellinghouse in excess of 50 dwellinghouses, subject to a maximum in total of £250,000.</p>
<p>11a. The use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land; or</p> <p>11b. The use of land for the storage of minerals in the open.</p>	<p>a) Where the site area does not exceed 15 ha, £170 for each 0.1 ha of the site area;</p> <p>b) Where the site area exceeds 15 ha £25,315, and an additional £100 for each 0.1 ha in excess of 15 ha, subject to a maximum in total of £65,000</p>
12. The making of a material change in the use of a building or land (other than a material change of use coming within any of the above categories).	£335
Category of Advertisement	Fee Payable
1. Advertisements displayed externally on business premises, on the forecourt of business premises or on other land within the curtilage of business premises, wholly with reference to all or any part of the following matters –	£95
<p>a) the nature of the business or other activity carried out on the premises;</p> <p>b) the goods sold or the services provided on the premises; or</p> <p>c) the name and qualifications of the person carrying on such business or activity or supplying such goods or services.</p>	
Advertisements for the purpose of directing members of the public to, or otherwise drawing attention to the existence of, business premises which are in the same locality as the site on which the advertisement is to be displayed but which are not visible from that site.	£95
3. All other advertisements.	£335.
Other Applications	Fee Payable
Request for written confirmation that a condition or conditions attached to a grant of planning permission has been complied with	
a) where the request relates to a permission for development which falls within category 6 or 7a above	£25 for each request
b) where the request relates to a permission for development which falls within any other category	£85 for each request
	Note: the above fees are refundable if the Local Planning Authority fails to give the written confirmation requested within a period of 12 weeks from the date on which the Authority received the request
For non-compliance with conditions, including retention of temporary buildings, etc	£170 (if not exempt as a revision)

Notice of Intention (for agricultural and forestry development & demolition of buildings)	£70 (flat rate)
Development by Telecommunications Code System Operators (Part 24 GPDO)	£335 (flat rate)
Works to improve a disabled person's access to a public building, or to improve his/her access, safety, health or comfort at his/her dwelling house.	No fee
Applications by Parish, etc Councils (Advertisement applications also)	Half the normal fee
Applications required because of the removal of permitted development rights by a condition or by an Article 4 direction.	No fee
Playing fields (for sports clubs etc)	£335
Duplicate applications made by the same applicant within 28 days.	Normal fee for both applications.
Revised or fresh application for development of the same character or description within 12 months of refusal, or, if withdrawn, date of making application.	No fee
Alternative applications for one site	Highest of the fees applicable for each alternative and a sum equal to half the rest.
Development crossing planning authority boundaries requiring several applications.	Only one fee, paid to the authority having the larger site but calculated for a whole scheme, and subject to special ceiling.
Reserved matters where applicant's earlier reserved matters applications have incurred total fees equalling that of a full application for the entire scheme	£335
Application for Listed Building Consent or Conservation Area Consent.	No fee
Application for a new planning permission to replace an extant planning permission (subject to a new time limit):	
a) if the application is a householder application	£50
b) if the application is an application for major development	£500
c) in any other case	£170
Application for a non-material amendment following a grant of planning permission:	
a) if the application is a householder application	£25
b) in any other case	£170