

POLICY, FINANCE AND ADMINISTRATION COMMITTEE

3rd DECEMBER 2013

REPORT OF HEAD OF CENTRAL SERVICES ASSET MANAGEMENT PLAN AND CAPITAL STRATEGY 2012/13-2014/15 - UPDATE

1.0 PURPOSE OF REPORT

- 1.1 To review progress made since the Asset Management Plan and Capital Strategy 2012-15 was approved by Members on the 3rd July 2012.

2.0 RECOMMENDATIONS

- 2.1 **That Members note the progress made on the Asset Management Plan and Capital Strategy 2012-15 and the updated Action Plan attached at Appendix A.**
- 2.2 **That given the particular circumstances Members guidance is given on the potential disposal as set out in the exempt item at Appendix B.**

3.0 KEY ISSUES

- 3.1 The Asset Management Plan and Capital Strategy 2012-15 recognises continued pressure on Council finances. Following a period of significant progress and change for the Council with the building of Parkside, the further development of new ways of working, and the completion of the sale of Nottingham Road, there is now a need to focus on new asset management systems and regular review to ensure our assets are effectively managed and maintained and generating revenue where possible.

- 3.2 A progress update of the key actions for the property team in 2013 from the Action plan reported to Members in July 2012 is attached at Appendix A for information. Update details on exempt property matters are attached as a confidential item at Appendix B.

3.3 Acquisitions

The Council will continue to identify and monitor sites that are strategically important to the Council and where appropriate make recommendations for acquisition. The completion of Burton Street car park re-surfacing and associated works in October 2013 is a good example of where a strategic acquisition has helped the Council to bring re-generation to a previously neglected part of Melton.

3.4 Disposals

The disposal of part of the Nottingham Road site to Sainsburys and the associated capital receipt received in 2012 has enabled the Council to invest in projects such as Burton Street and Waterfield Leisure Centre. It also helps to enable the Council to be more selective about how and when it disposes of assets. Disposals that can generate revenue such as long leases will be considered favourably in the existing climate and opportunities are being explored.

In addition to revenue generation from sites, opportunities of releasing sites suitable for affordable housing or suitable for helping to create economic growth and regeneration are being sought after from Council owned land.

A car park strategy is currently being undertaken and as part of the terms of reference consultants are identifying car park sites that are potentially surplus to requirements. The condition surveys undertaken by Gleeds identified that Scalford Road car park and Thorpe End car park are in a particularly poor state of repair and condition data has been passed on to the consultants.

3.5 Repairs and maintenance and capital improvements

In addition to the 5 year repair and maintenance programme and the whole life costing schedule for Parkside, a less detailed 25 year asset replacement capital programme has been completed to project potential major capital expenditure items on structural elements of the assets in the next 1-25 years

The asset management plan identified four properties owned by the Council with a condition D (Life Expired), these are Snow Hill Industrial Units, Burton St Car Park, Country Park Pavilion, and the Cattle Market –cattle stores building. The works to Burton Street Car park and Snow Hill roof repairs have been completed. There is further work programmed for Snow Hill within the planned repairs and maintenance programme for the next two years.

Members have approved a project mandate for the Country Park pavilion and a business case will be prepared in January 2014 for funds to replace it, costs have been obtained from Sport England and surveys have been carried out. Members of the Town Area Working Group have recommended its replacement.

The Council is working closely with the cattle market partners to draw up plans for the replacement of the cattle stores building, funds have been approved for some feasibility work, health and safety improvements and other development opportunities are also being investigated.

3.6 Partnership opportunities

Collaboration and joint working continues to be a major opportunity for improving service delivery to customers and sharing costs, this can be well demonstrated at Parkside with the multi -agency approach and the recent arrival of Job Centre Plus and also the development of the Children centres. The Council has eleven partner organisations delivering services from Parkside at the current time and three shared service delivery partners.

The Burton Street improvement works included a partnership approach with the improvements being delivered with the town estate, Everards, Network Rail and Mars UK.

Officers are working with the Town Estate to explore any joint improvement opportunities at Wilton and Egerton Parks which include toilet provision.

The Learning and Skills Centre proposed for Phoenix House will entail a bid for European Social Fund money by 31st December 2013 and will include improvements to the property to enable a two year pilot for the project. Property improvements will include a new car park barrier, some internal re-configuration and officers will be exploring options for alternative uses on the ground floor.

4.0 CORPORATE IMPLICATIONS

4.1 The Asset Management Plan and Capital Strategy 2012-15 will be one of several service or subject strategies that contributes to the Councils overarching Corporate Plan.

5.0 FINANCIAL AND OTHER RESOURCE IMPLICATIONS

5.1 The Asset management Plan and Capital Strategy 2012-15 shows the Property team structure within Central Services. The key financial implications relate to the five year repairs and maintenance programme, the whole life costing schedule for Parkside and the 25 year asset replacement programme.

LEGAL IMPLICATIONS/POWERS

6.0 There are no particular legal implications in respect of this report other than the statutory requirements set out in the Asset Management Plan.

7.0 COMMUNITY SAFETY

7.1 Community safety is considered as part of the regular risk assessments that are undertaken for each building or asset owned by the Council and incorporated in the Property section of the Central Services Service Plan.

8.0 EQUALITIES

8.1 Asset related projects may impact upon equalities and impact assessments will be completed to assess this as required.

9.0 RISKS

9.1 Specific risks relating to individual projects will be highlighted in the detail of reports brought forward for Members consideration.

10.0 CLIMATE CHANGE

10.1 Improving energy efficiency in our buildings and reducing carbon emissions will continue to be a focus for the property team.

11.0 CONSULTATION

11.1 Management team and other appropriate officers have been consulted on the Asset Management Plan.

12.0 WARDS AFFECTED

12.1 The Asset Management Plan is a corporate document and therefore affects all the Wards within the Council.

Contact Officer: D Blanchard, Corporate Property Officer

Date: 15/11/13

Appendices: Appendix A: The Corporate Asset Management Plan Action Plan
Updated.
Appendix B: Exempt matters update

Background Papers:

Reference: X: Council, C'tees & Sub-C'tees/PFA/2011-12/17-04-12/DB – Asset Management Plan & Capital Strategy 2012-15