

Title of Report: **Corporate Property Asset Management Plan**

Report to be considered by: Resource Management Select Committee

Date of Meeting: 14 December 2010

Purpose of Report: **To present the Corporate Property Asset Management Plan to the Resource Management Select Committee.**

Recommended Action: **That Resource Management Select Committee agree the Asset Management Plan.**

Reason for decision to be taken: To assist in the strategic management of the Council's property holdings

Other options considered: None

Key background documentation: Hot Property - Audit Commission 2000
Asset Management Guidelines - DETR - 2000, revised in 2003 & 2004.
Guidance on Asset Management Planning - RICS & ODPM - 2005
Public Sector Asset Management Guidelines - RICS et al - 2008
Various Asset Management Plans from other Local Authorities.

The proposals contained in this report will help to achieve the following Council Plan Priority(ies):

- CPP1 – Support our communities through the economic recession** – to alleviate the impact on different communities and individuals who find themselves out of work and/or disadvantaged
- CPP2 – Raise levels of educational achievement** – improving school performance levels
- CPP3 – Reduce West Berkshire’s carbon footprint** – to reduce CO₂ emissions in West Berkshire and contribute to waste management, green travel, transportation and energy efficiency

The proposals will also help achieve the following Council Plan Theme(s):

- CPT1 - Better Roads and Transport**
- CPT2 - Thriving Town Centres**
- CPT3 - Affordable Housing**
- CPT4 - High Quality Planning**
- CPT5 - Cleaner and Greener**
- CPT6 - Vibrant Villages**
- CPT7 - Safer and Stronger Communities**
- CPT8 - A Healthier Life**
- CPT9 - Successful Schools and Learning**
- CPT10 - Promoting Independence**

- CPT11 - Protecting Vulnerable People**
- CPT12 - Including Everyone**
- CPT13 - Value for Money**
- CPT14 - Effective People**
- CPT15 - Putting Customers First**
- CPT16 - Excellent Performance Management**

The proposals contained in this report will help to achieve the above Council Plan Priorities and Themes by:

Enabling the Council's property holdings to be used either directly or indirectly in the delivery of service objectives.

Portfolio Member Details	
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Date Portfolio Member agreed report:	16 November 2010
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Implications

- Policy:** An Asset Management Plan is a strategic document which contributes to the overall direction of travel for the Council.
- Financial:** The disposal of surplus property will generate capital receipts. If properties are to be acquired then funding will need to be identified. If there are any financial implications contained within this report this section **must** be signed off by a West Berkshire Group Accountant. Please note that the report cannot be accepted by Policy and Communication unless this action has been undertaken.
- Personnel:** External resource will be sought where necessary and appropriate.
- Legal/Procurement:** No implications.
- Property:** The AMP is principally a document about strategic property management.
- Risk Management:** The ownership of an AMP will help inform the decisions made in respect of the Council's property.
- Equalities Impact Assessment:** No implications
For advice please contact Principal Policy Officer (Equalities) on Ext. 2441.
- Corporate Board's View:** to be completed after the Corporate Board meeting

Executive Report

1. Introduction

- 1.1 West Berkshire Council has had an asset management plan (AMP) since their introduction by central government in 2000. The aim of the government was to focus Local Authorities on the use, cost and value of their property holdings. The early AMPs were based on demonstrating that Local Authorities had the necessary procedures, information and controls in place in order to manage their portfolio. The government then graded them good, satisfactory and poor. West Berkshire Council's AMP was graded good on the first submission. In 2003 the requirement to have the AMP in a prescribed format and checked by the government was removed but Local Authorities were still expected to have an AMP and this was embodied in the Comprehensive Performance Assessment and the Comprehensive Area Assessment (CAA) processes, in particular the Use of Resources section.
- 1.2 Although the CAA regime has recently been suspended, an Asset Management Plan is still an essential part of the management of Council property and should be retained.
- 1.3 For the past few years West Berkshire Council's AMP has been included as part of the Capital Strategy but in order to give it more visibility, this year it is to be presented as a separate document and is attached in Appendix A.

Appendices

Appendix A – The Asset Management Plan 2010

Consultees

Local Stakeholders: Property occupiers and service users

Officers Consulted: Heads of Service

Trade Union: n/a