

Report of the Assistant Director for Property Services

Tang Hall Area Asset Management Plan

Summary

- 1 This report asks Members to approve the Area Asset Management Plan for Tang Hall which combines:-
 - The strategic direction and priorities set by the Corporate Asset Management Plan (which is driven by the Corporate Strategy).
 - The priorities and requirements identified in individual council service plans and by the community at a local, location specific, level.

By stating options for:-

- Improvement and change proposals.
- Funding.

and setting out an action plan and timescales for delivery.

Background

- 2 The Area Asset Management Plan (AAMP) is one of the main planks of the council's Asset Management Planning Process as set out in the 5 year Corporate Asset Management Plan which was approved by the Executive in 2007. It enables the principles of asset management planning to be applied at a local community based level.
- 3 In particular the AAMP
 - Focuses on community need
 - Looks at council and non council community needs and service delivery
 - Incorporates partnership working
 - Promotes asset rationalisation and shared use of buildings with council and partner services thus reducing net running costs

- Has the objective to simplify local peoples access to council and non-council services.

Process and Consultation

- 4 As this is the first Area AMP to be produced it was an opportunity to work with others, especially Ward Members, the Corporate Asset Management Group and the council's Scrutiny Committee (whose report appears elsewhere on the agenda) to test the proposed method set out in the Corporate AMP of producing this document. All these groups' suggestions and input have been invaluable in shaping the process and the final AAMP, which is at Annex A. These comments have also helped in setting the framework for production of future area AMPs.
- 5 Essential in this process is consultation before, during and after the AAMP has been produced and details of the consultation carried out is set out in paragraph 3.1 of the AAMP and can be briefly summarised as follows:-
- Involvement of Ward Members and service representatives in determining the extent of the area and the land and building assets to be included.
 - Community groups, the public and Ward Members to identify needs in this area.
 - The Corporate Asset Management Group, the Corporate Landlord and the Corporate database to audit the performance and suitability of land and property assets to meet these needs.
 - All groups to consider options to meet the needs and the result in improvement and change proposals and options for funding.
 - Review by Ward Members, community groups, the public and the Corporate Asset Management Group of the draft outcomes to have the reality check and make further changes.
 - Members to approve the plan and ensure the resources are available to deliver the action plan.
 - In addition, the production of the AAMP has been carried out in in consultation with the Scrutiny Committee and their comments and recommendations have been incorporated at every stage of the process.

Options and Analysis

- 6 The final Area Asset Management Plan is at Annex A and an executive summary of the proposals is contained at the front of the plan.
- 7 The options and analysis are outlined in detail in the plan and the resulting Improvement and Change Proposals can be highlighted as follows:-
- Provision of Integrated Children's Centre.
 - Provision of good quality formal and informal public open space.

- Improve safety for children, residents and visitors using the facilities in Sixth Avenue.
- Make use of all vacant and underused sites.
- Create a quality secure allotment site.
- Provision of a Library Learning Centre.
- Develop additional sites for affordable housing.

The Plan contains a number of options and suggestions for implementing these proposals and looks at alternative forms of providing the funding to enable the Action Plan in Section 7 to be delivered.

- 8 This AAMP is a dynamic document and a report on the progress against the Action Plan will be included as part of the Corporate Landlord's annual report to members on the performance of the Corporate Asset Management Plan. However, it should be noted that already, as a result of providing this plan and highlighting the opportunities available, progress is already being made. A separate report is being presented elsewhere on this agenda as the options for future of one of the buildings which will become surplus, Heworth Family Centre. Other reports will follow in due course.
- 9 As this Plan is regularly reviewed, along with local and national corporate, service and community initiatives, new and changed proposals will emerge but all must relate to the two basic questions asked at the start of this process.
- Is the council only using land on property that sustains and supports service delivery in the most cost effective way?
 - Are the proposed actions delivering Corporate priorities at a local level?

Corporate Directions and Priorities

- 10 The Area Asset Management Plan meets a number of these statements.

Direction Statements

Our ambition is to be clear about what we will do to meet the needs of our communities and then to deliver the best quality services we can afford.

We will listen to communities and ensure that people have a greater say in deciding local priorities.

We will seek to place environmental sustainability at the heart of everything we do.

We will promote cohesive and inclusive communities

Priorities for Improvement

Improve the actual and perceived condition and appearance of the city's streets, housing estates and publicly accessible sites.

Improve the quality and availability of decent, affordable homes in the city.

Implications

11 Financial

Approval of this Area AMP has no immediate financial implications. However, in implementing the action plan there will be financial costs and benefits, which are detailed in the Plan, and, as stated in Section 6 of the Plan, currently there are no funds to action any of the proposals unless they are externally funded.

However, approval of the Area AMP will enable funds to be applied for as often an external body will require that such a process is carried out as part of the bidding process. In addition rationalisation of assets using the principles set out in asset management planning will release capital and revenue savings, some or all of which can be reinvested in the implementation of the action plan.

12 Property

All the implications are included in this report. The process followed and the AAMP format will be used to produce future Area Asset Management Plans for the key areas in York.

13 Legal, HR, Equalities, Crime and Disorder, ITT, Other

There are no implications associated with the adoption of this plan.

14 Risk Management

By approving this plan the following risks will be reduced

- Major failure of a building or area of land due to outstanding repair or maintenance resulting in a loss of service to the public
- Insufficient revenue budgets to meet the rising property related costs of occupying unsuitable buildings

Recommendations

15 Members are asked to approve the Area Asset Management Plan for Tang Hall.

Reason: The AAMP combines the direction, priorities and requests of the Corporate and Service AMPs, which are driven by the Corporate Strategy, with the property related needs of the local Tang Hall Community and sets out

an Action Plan for delivering the resulting improvement and change proposals.

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Report Approved



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For further information please contact the author of the report

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Background Papers

Annexes

A Tang Hall Area Asset Management Plan 2008