

Executive

30 November 2010

Report of the Director of City Strategy

Corporate Asset Management Plan 2011-2016

Summary

- 1 Attached to this report is the Council's 5th Corporate Asset Management Plan which builds on the principles of asset management that have been applied across the Council since 1998 and sets out the priorities and process for dealing with the effective use and management of the Council's land and property assets. In addition this Plan recognises the need for the Council to work in partnership with other public and community organisations within the City so that efficiencies in the cost and use of property assets can be achieved. The Plan details the establishment of the York Asset Board and a revised Corporate Asset Management Group which will have the responsibility for delivering the Plan's objectives and actions. Although this is a five year plan it will be reviewed annually to report on progress and to take in to account any changes in priorities for the council and new initiatives and directions from central government. The Corporate Asset Management Plan includes performance management information for the last five years.
- 2 Key issues
 - The drivers for Strategic Asset Management Planning
 - The structures and organisational arrangements for asset management
 - Ensuring the delivery of Corporate Asset Management
 - How are the Council's assets performing and targets for the future
 - An action plan for the next five years.
- 3 Members are asked to consider approving and adopting the Corporate Asset Management Plan 2011-2016.

Background

- 4 The council has adopted a Corporate approach to the management of its property assets for a number of years and has produced a number of Corporate Asset Management Plans which were submitted to central government for assessment. This were subsequently absorbed into the Comprehensive Area Assessment in the Use of Resources section, administered by the Audit Commission.

- 5 The CAA process has now been abandoned by the new coalition government following the abolition of the Audit Commission. However, their criteria has been used as a base for assessing performance.
- 6 Strategic asset management has a core role to play in the delivery of Council, and partner organisations' services. Figure 1 below shows how integral the process is.

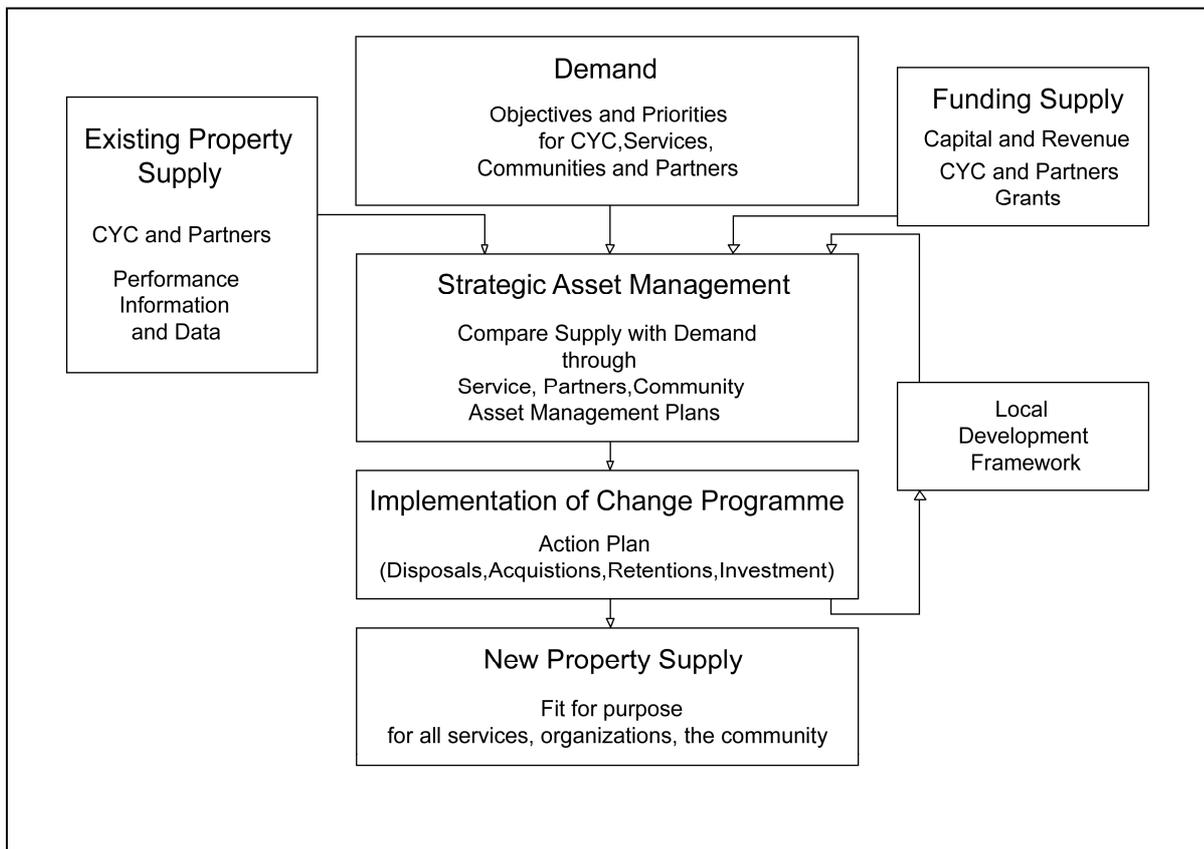


Figure 1

- 7 The Corporate AMP and its annexes are attached to this report and set out
- The drivers for asset management
 - The framework and structure that is in place to deliver the council's corporate and service priorities in a way that will result in the council having.
 - The right space
 - At the right time
 - In the right place
 - At the right cost

ensuring that all times Council policies on matters such as access for all, sustainability and equality of opportunity are followed.

- How future asset management projects and initiatives will be delivered in a corporate, consistent and coordinated way that links closely with the corporate

and capital strategy, and links in with other partner organisations' policies and strategies.

- How the information and data on the council's property assets and their performance are collected, stored, measured and used to direct resources and to inform and support decisions.
- An action plan setting out priorities, projects, their purpose, funding, targets and associated risks.

8 The performance management section sets out the latest Property Performance Indicators. There is now five years performance data measured on the same basis that now enables the identification of trends, and the setting of targets.

9 This Corporate Asset Management Plan is for a period of 5 years so that it is a fairer reflection of the council's direction in asset management planning and enables longer term targets to be set.

10 It will be reviewed annually however and a report written to the Executive on

- Past performance including a full report on the performance indicators
- Progress on longer term priorities and outputs
- Change in priorities and pressures from within and external to the council
- Any revised priorities and projects

11 This Corporate AMP together with other documents and reports outlined in the plan will be used to support and direct the council's future use of and investment in its property and land assets. This will ensure that the maximum return in terms of occupation and use, at an economical and sustainable cost, is obtained.

Consultation

12 The Corporate AMP has been prepared over a period of time in full consultation with Members of the Corporate Asset Management Group, Property Services, Section Heads, Corporate Finance and other stakeholders. Their contribution and comments have been incorporated in the report and are vital in establishing corporate "ownership" of the plan and its outcomes and implications for the council.

Options

13 The only option before Members is the approval or not of the proposed Corporate Asset Management Plan in the form attached. Non approval will result in a lost opportunity for the delivery of a strategic, co-ordinated approach to the Council's and partner organisations use and management of land and property assets. Approval of this Plan will give the Corporate Landlord the necessary authority. Lack of a current Corporate Asset Management Plan will also be adversely commented on in any relevant audit inspection which will have an affect on the Council's reputation. i

Corporate Priorities

- 14 Asset Management Planning and the Corporate AMP, in its aim of supporting council services in delivering the strategic and service objectives, significantly contributes to the council's Corporate Strategy and priorities. Section 5 of the Corporate AMP shows the extensive nature of these contributions

Implications

- 16 The following information is provided:

- **Financial**

The Corporate AMP promotes the efficient and effective use of the capital resources available to the council. It also helps to ensure that any buildings which are occupied are reviewed for the economic and sustainable viability of occupation on a regular basis.

- **Human Resources (HR)**

There are no HR Implications.

- **Equalities**

There are no Equalities Implications.

- **Legal**

There are no legal implications.

- **Crime and Disorder**

There are no crime and disorder implications.

- **Information and Technology (IT)**

There are no IT implications.

- **Property**

The property implications relating to Asset Management and Capital Investment are contained within the body of this report.

Risk Management

- 17 The Corporate Asset Management Plan reduces the risk of poor decision making relative to the council's capital investment, use and review of its land and property portfolio. It ensures that there is a consistent council wide approach to the process of Asset Management in conjunction with the council's partner organisations.

Recommendation

18 Members are asked to consider approving and adopting the Corporate Asset Management Plan 2011-2016 for the City of York Council.

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Report Approved

Date 19/11/10

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Specialist Implications Officer(s)

None

Wards Affected:

All

For further information please contact the author of the report

Background Papers: 2007-2012 Corporate Asset Management Plan for the City of York Council.

Annexes

Annex A – The Corporate Asset Management Plan for City of York Council 2011-2016 with annexes.