

# CORPORATE SERVICES SCRUTINY PANEL

22<sup>nd</sup> April 2010

## UPDATE ON ASSET MANAGEMENT PLAN

### 1) Background and Best Practice

A new Asset Management Plan (AMP) is due to be written during the early part of 2010 and the background work is well underway.

Part of the establishing work for a new plan is a review of good practice elsewhere. The following points are considered by the beacon authorities on asset management to be the key criteria for an excellent plan;

Performance Area	Criteria	Rutland Performance
Corporate Governance	Senior decision making forum for all property decisions and excellent reporting	Cabinet and Full Council fulfil this function.  Performance in this area is good
Corporate Landlord	Services focus on service delivery, property decisions support this from the corporate centre. Property charges above the line to incentivise efficiency.	Corporate ownership of property is clear, which in many authorities is a major issue. Improvements can be made in efficiency
Data Management	Single system with good access for internal customers	Significant improvements in 2009/10 with move to a gresso and completion of voluntary land registration. Customers do not have access to order tracking or corporate maintenance information
Links to other plans	Combined Asset Management Plan and Capital Strategy with schools and highways part of the same process.	Improvements can be made in this area. Priority for 2010/11 will be combining the AMP with the Capital Strategy and ensuring clear alignment with the Corporate Plan.
Links to the Local Community	Area based asset management plans incorporating other public and third sector bodies.	Area based plan is not required due to the size of the authority. Improved links to public and third sector bodies required.
Ownership	Balanced and reasoned approach to freehold/ leasehold	Majority of assets are freehold, although there are some notable exceptions.

Combining the Asset Management Plan and the Capital Strategy is a significant piece of work, but will ensure that the Council's overall assets and borrowing requirements are considered as a single entity with analysis of return on capital employed to ensure best value is achieved. The Capital Strategy is due for rewrite in May 2010 and the AMP will now be delayed to enable the two documents to be combined.

A May/ June timescale for the combined AMP/Capital strategy allows it to be aligned to the refreshed Corporate Plan.

## 2) Plan Structure and Developments

The key headings in the plan and summary of contents is set out below.

1. Background - Operating environment - market conditions, committed requirements for capital, Rutland demographic and issues etc
2. Aims and Purpose for Asset Management - Links to Strategic Aims and service delivery, sustainability of assets
3. The Assets Categorisation – operational, investment, economic development, community, disposal. Setting a clear purpose the assets linked back to either capital strategy or corporate plan. Size and shape of the asset base and how these line up to deliver corporate priorities.
4. Organisational arrangements for Corporate Asset Management – Decision Making Structure
5. Condition and Maintenance – including 3 year planned maintenance programme, maintenance requirement, condition surveys and arrangements for construction procurement, energy management and health and safety. SLAs and service desk performance targets.
6. Capital Programme, Requirements and Asset Disposals – identifying assets for disposal during the plan period.
7. Estate Management – Key lease renewals, NNDR, insurance, records management
8. Performance Management Benchmarking
9. Operational Estate – projects to improve efficiency and reduce fixed property costs.

Report Author: J Wall/C Sanderson 100407