



DERBY CITY COUNCIL

COUNCIL CABINET
27 SEPTEMBER 2005

ITEM 10

Cabinet Member for Personnel, Performance
Management and Economic Development

Corporate Asset Management Plan

SUMMARY

- 1.1 The Corporate Asset Management Plan (AMP) is produced annually. It details arrangements for property asset management, gives an overview of key property issues facing the Council and strategies for resolving these, progress on last year's AMP and performance information.
- 1.2 As part of the Policy Framework, the AMP needs approval of the full Council.

RECOMMENDATION

2. To approve the Corporate AMP and recommend it to the Council for adoption.

REASON FOR RECOMMENDATION

3. Most services that the Council provide are delivered from Council owned buildings. The right property in the right place can make the difference between good and poor service delivery. It is essential that property assets are managed so that maximum benefit is gained from them. The AMP provides an overview of the key property issues facing the Council and proposes strategies for resolving these. It also assists with the planning and prioritisation of the capital programme.



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Report of the Director of Corporate Services

Corporate Asset Management Plan

SUPPORTING INFORMATION

- 1.1 The Corporate Asset Management Plan (AMP) details existing Asset Management arrangements and outcomes, and planned action to improve Asset use. For the purpose of the Plan, assets refer to property generally, excluding schools, housing and Highways' assets.
- 1.2 Asset Management is included in the Comprehensive Performance Assessment under use of Resources. Previously, the plan was prepared in accordance with rigid national guidelines. This is no longer a requirement, and it has been re-written in a style suited to issues in this Council, and to reflect the recent guidance from the Royal Institution of Chartered Surveyors (RICS) and the Office of the Deputy Prime Minister (ODPM).
- 1.3 The main changes from last year's Plan are...
 - Major changes to the content and format, including photographs and case studies.
 - More detailed programme and planned development and implementation section, including whole-life costing and procurement.
 - A commentary on the changes to the performance indicators, and a comparison with national figures.
 - A new section on the current position, and a Statement of Achievements during 2004/2005.
 - Key Issues – significant changes to the presentation and content of the key issues in order that they can be separated out departmentally.
 - More detailed appendices, including the proposed Capital Receipts' Programme, updated Property Review Proposals, the list of property policies and documentation, and an update on the Peppercorn Rent Review.
- 1.4 The AMP is attached at Appendix 2.

OTHER OPTIONS CONSIDERED

2. None.

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Background papers: Services AMPs
List of appendices: Appendix 1 – Implications
Appendix 2 – Corporate Asset Management Plan

IMPLICATIONS

Financial

- 1.1 The AMP identifies key issues facing the Council in terms of its property assets, including the estimated cost of maintenance backlog.
- 1.2 The AMP assists in determining spending priorities as part of the Revenue and Capital Budget process.

Legal

2. None.

Personnel

- 3.1 The recently issued RICS/ODPM guidance advises that sufficient capacity need to be available to carry out strategic asset management. All departments, with the exception of Education – schools, have limited resources for asset management.
- 3.2 Management of the building stock is becoming more resource intensive due to its condition and to the increasingly onerous health and safety requirements, for example water hygiene and asbestos management.

Equalities impact

4. The AMP provides brief information on the progress of implementing improvements and access to buildings under the Disability Discrimination Act.

Corporate objectives and priorities for change

5. Buildings have a significant impact on the quality, cost and effectiveness of services provided with them. Affective Asset Management, design and procurement therefore contribute indirectly to meeting most of the Council's objectives and priorities.