

Report Title: **ASSET MANAGEMENT PLAN 2009 -2012**

Report authorised by **DIRECTOR OF CORPORATE RESOURCES**

Signed:

Director of Corporate Resources

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Wards(s) affected: **N/A**

Report for: **Non-Key Decision**

1. Purpose of the report.

1.1 To approve the Council's Asset Management Plan for 2009 -2012

2. Introduction by Cabinet Member for Resources

2.1 I commend the AMP report to Cabinet for approval, which would assist and contribute in the delivery of the Council's priorities.

3. Links with Council Plan Priorities/Other Strategies

The Asset Management Plan (AMP) shows how the Council's property assets are used and managed in support of Haringey's Community Strategy and the Council's corporate objectives. It has relevance to all five key priorities and takes account of the range of related strategies agreed within the Council. The AMP has particularly strong links to the Council's Capital Strategy, Regeneration Strategy and Use of Resources objectives and through the latter, its Comprehensive Area Assessment.

4. Recommendations

- 4.1 To approve the Asset Management Plan for 2009 -2012 and endorse the principles, priorities and action plan contained within it.

5. Reason for recommendations

The Asset Management Plan is a corporate document requiring approval by the Cabinet.

6. Other options considered

Not applicable

7. Summary

- 7.1 The plan outlines the priorities, actions and projects aimed at improving the performance of all the Council's operational service properties, community buildings and commercial portfolios to ensure these represent good use of resources in making a substantial and positive contribution to the Council's key programmes; Better Haringey, Regeneration and Haringey Forward.
- 7.2 The focus of this plan is to raise the ambition to transform all the Council's property portfolios by setting out clear programmes of investment, disposal and developments to deliver effective asset management. The drive for this higher ambition aligns not only with local priorities and the key programmes referred to above but also with the expectations of the new Comprehensive Area Assessment/Use of Resources framework as evidenced in the Audit Commission guidance on the Key Line of Enquiry relating to asset management.
- 7.3 Whilst seeking a step change in performance, this AMP is also set in the context of the progressive developments of the past two years during which the following changes have been implemented:
- Corporate Management of Property is now embedded within Haringey
 - Strategic Reviews have been completed of all the property portfolios setting out a clear rationale for retention and future development
 - Asset strategy is integrated with the Council's Capital Strategy
 - Service Asset Management is gradually being integrated within the Council's Business and Financial Planning.
 - Property is playing a full part in delivering the regeneration strategy both through disposals and developments of surplus sites and through working with partners (Residential Social Landlords, developers and landowners)

7.4 To achieve our objectives of transforming Council assets the following key programmes are being pursued:

Disposals Programme – the removal of underperforming, uneconomic, under used, unsuitable and generally surplus properties by challenging the use and utilisation of existing properties to drive through rationalisation strategies.

- Surplus Office Accommodation (arising from the Accommodation Strategy)
- Surplus Housing property & sites (i.e. Hostels, garages and land holdings)

Investment Programme – the maintenance and development of core (retained) properties vital to the service, addressing maintenance backlog and improving condition and performance in terms of cost, access and environmental impacts. Linking this with the capital strategy and working with partners to maximise funding generated from within the portfolio as well as leveraged in from a variety of sources.

- Wood Green Hub – Administrative Office Buildings
- Libraries
- Building schools for the Future
- Decent Homes Initiative

Regeneration programme – to support the borough's place shaping priorities by developing assets in priority areas in need of economic assistance so as to provide economic investment, vitality, prosperity and community infrastructure.

- Working with public and private sector partners in support of major regeneration schemes (e.g. acquisitions and disposals essential to site assembly).
- Using Council owned assets, particularly surplus property, to stimulate regeneration schemes
- Releasing value from Council assets to generate capital receipts that can be directed towards other Council investment priorities and regeneration programmes
- Ensuring a supply of commercial premises to support local enterprise, employment and the local economy

Partnerships programme – to lead and participate in a range of geographic (neighbourhoods, borough wide and sub regional) and sector (public, private and voluntary) collaboration opportunities for sharing accommodation and property resources primarily with the aim of improving public services and also the use of public estate.

- Increasing the scope for utilising assets and delivering services in conjunction with partner agencies.
- Working with Registered Social Landlords (RSL's) to address social housing need
- Opportunities to develop assets in conjunction with the private and voluntary sectors

8. Chief Financial Officer Comments

- 8.1 Asset management planning is in effect the systematic preparation of plans to optimise the utilisation of assets in terms of service benefits and financial return. The aim of the asset management plan is to ensure that the opportunity cost of financial resources tied up in land and buildings is minimised and that capital and revenue expenditure on the portfolio is directed efficiently and effectively to provide value-for-money and to help optimise service provision.
- 8.2 The Asset Management Plan is closely linked to the Council's Capital Strategy and Capital Programme over this period. The delivery of both of these vehicles over the planning period 2009/10 to 2011/12 is going to be particularly challenging in the context of the economic downturn and the impact of this on resources especially a significant reduction in forecast capital receipts. The Capital Strategy states that the Council will endeavour to maximise external resources to manage any potential shortfall. Furthermore, the Government has signaled it's intention to bring forward capital resources to 2009/10 from 2010/11 to provide a financial stimulus and mitigate the impact of the recession.

9. Head of Legal Services Comments

The Head of Legal Services has reviewed this report and notes its content. The assets dealt with in the report are held under various statutory powers which must be complied with in any dealings with these assets. Until specific assets are dealt with in any further report the Head of Legal Services does not have any further comments to make at this stage.

11. Equalities and Community Cohesion Comments

The AMP is focused on the Council's priorities which inherently include consideration of equalities issues. The Asset Management Plan also addresses specific equality and community cohesion issues such as provision of facilities for community organisations, the social, economic and environmental regeneration of Haringey and improving the accessibility to Council buildings and services.

12. Consultation

All Council departments have been consulted in the preparation of the AMP either directly or through the work carried out by the Capital and Asset Strategy and Property Regeneration Boards.

13. Service Financial Comments

The Asset Management Plan has been prepared with reference to the Council's Capital Strategy and agreed investment programmes and needs. Specific financial implications are separately embedded in the Council Plan and departmental business plans.

The financial implications of the four key programmes have specifically been factored into the Council's Capital Budget in respect of receipts from asset disposals, funding of asset improvements and resources for the approved regeneration and partnership projects.

14. Use of appendices/tables/photographs

14.1 Appendix - Asset Management Plan 2009 - 12

15. Local Government (Access to Information) Act 1985

Background Papers

Report to The Executive on 26 July 2006 *Asset Management Plan 2006 – 11*
Council Business Plan