

MAIDSTONE BOROUGH COUNCIL

CABINET MEMBER FOR CORPORATE SERVICES

REPORT OF THE HEAD OF BUSINESS IMPROVEMENT

Report prepared by: David Tibbit

Date Issued: 11 March 2010

1. ASSET MANAGEMENT PLAN 2010-2013

1.1 Issue for Decision

1.1.1 To consider the Council's Asset Management Plan 2010-2013

1.2 Recommendation of the Head of Business Improvement

1.2.1 That the Cabinet Member approves the Asset Management Plan 2010-2013, attached as Appendix A, which sets out the Council's asset strategy for the next three years.

1.2.2 That the Cabinet Member recommends to Council that the Asset Management Plan 2010-2013, attached as Appendix A, be adopted.

1.3 Reasons for Recommendation

1.3.1 In March 2008, the Council adopted the Asset Management Plan 2008/11 as the Council's property strategy for the following three years. A downturn in the economic climate, the regeneration agenda, initiatives for shared accommodation, recent changes in the Council's accommodation, an ambitious capital programme and environmental issues call for a new strategy to deal with the management of the portfolio over the next three years.

1.3.2 The main issues covered in the updated strategy include:

- Building on the recent investment in assets such as the new Offices, the Gateway, the new Depot, the Leisure Centre and the Crematorium;
- Moving forward on ambitious capital projects such as the Museum East Wing, Mote Park improvements and the High Street improvements;
- Continuing to improve on the condition, efficiency and environmental performance of Council assets;

- Using the Council's assets to promote regeneration and local business and to provide support to the capital programme;
- Transferring or selling assets to the local community;
- Reviewing the ownership, use and sharing assets across all public agencies in Kent

1.3.3 Consultation with Corporate Services Overview and Scrutiny Committee took place on 2nd February. The committee supported the Asset Management Plan and made two recommendations. Firstly, that information on future plans for gypsy sites be included, and that key performance measures be checked to ensure that they clearly measured their related actions to deliver objectives. Both of these recommendations have been incorporated into plan. The Scrutiny Committee Recommendation Action and Implementation Plan is attached as Appendix B.

1.4 Alternative Actions and why not Recommended

1.4.1 The alternative course of action would be not to approve the updated Asset Management Plan, and is not recommended as it is the duty of a well run Authority to strategically manage its assets to reflect current and planned needs.

1.5 Impact on Corporate Objectives

1.5.1 Acceptance of the recommendation will contribute to the core values of integrity, high standards of corporate governance, Value for money and efficiency

1.6 Risk Management

1.6.1 There is clearly significant risk in not having an Asset Management Plan, such as accommodation that is unsuitable for the needs of the Council's services which could lead to service failure and reduced customer satisfaction; and inappropriate maintenance regimes leading to increased levels of responsive maintenance expenditure.

1.6.2 Risks associated with detailed asset/project proposals are dealt with as the proposals are developed in accordance with the Council's risk management strategy.

1.6.3 Risks associated with investment income from property are considered when reviews are undertaken (i.e. Parkwood Industrial Estate) and when individual proposals are considered.

1.7 Other Implications

Financial	<input checked="" type="checkbox"/>
Staffing	<input type="checkbox"/>
Legal	<input type="checkbox"/>
Social Inclusion	<input checked="" type="checkbox"/>
Environmental/sustainable development	<input checked="" type="checkbox"/>
Community safety	<input checked="" type="checkbox"/>
Human Rights Act	<input type="checkbox"/>
Procurement	<input type="checkbox"/>
Asset Management	<input type="checkbox"/>

1.7.1 Successful implementation of the Asset Management Plan assists in a more economic and efficient use of assets.

1.7.2 Measures are included in the plan to ensure that the Council's assets remain accessible.

1.7.3 The Plan addresses the impact of the Council's use of energy and water.

1.7.4 Health & Safety of the community and staff in such issues as the management of asbestos, the risk of legionella infection, the security of buildings etc., will continue to be managed.

1.8 Background Documents

1.8.1 There are none.

NO REPORT WILL BE ACCEPTED WITHOUT THIS BOX BEING COMPLETED

Is this a Key Decision?

Yes

No

If yes, when did it appear in the Forward Plan? February 2010

Is this an Urgent Key Decision?

Yes

No

How to Comment

Should you have any comments on the issue that is being considered please contact either the relevant Officer or the Member of the Executive who will be taking the decision.

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