

Draft Asset Management Plan 2015-16

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1. Purpose of the Report

To seek District Executive approval for the proposed Asset Management Plan 2015-16.

2. Forward Plan

This report appeared on the forward plan for presentation in August 2015.

3. Public Interest

South Somerset District Council owns a range of properties and land assets. We aim to look after these in the most effective and efficient way and use them to further the objectives of the council.

4. Recommendations

That District Executive:

- (1) approves the draft Asset Management Plan 2015-16.
- (2) agrees to add Yeovil Crematorium to the Asset Management Strategy as one of the strategic buildings to be retained.

5. Background

Members will recall that the Asset Management Strategy (AMS) was adopted by Full Council in May 2014 on the understanding that the annual Asset Management Plan (AMP) was approved each year by District Executive. A summary of the strategy is included as Appendix 1 to this report.

Full Council endorsed the approach to develop the Asset Management Plan as being first prioritised by officers and then by Strategic Asset Steering Group (SASG) looking at where there was most financial gain as well as adding most value to the community. Having the Plan agreed by District Executive ensures that all portfolio holders have an opportunity to shape the work for the following year. SASG is a consultative group that steers the delivery of the plan but does not make decisions. Decisions are made by District Executive or Full Council in line with normal decision making processes.

Since the strategy was published, SSSDC has increased its role in the management of the Crematorium. Hence it is recommended that the Crematorium is added to the list of key strategic buildings for the council that should be retained.

6. Review of the 2014-15 Asset Management Plan

Appendix 2 shows the 2014-15 AMP and how well SSDC has delivered on the actions within in. It can be seen that good progress has been made against the Strategy and a good range of projects have been delivered. It has become apparent over 2014-15 that the number and complexity of potential projects is rising all the time and that a prioritisation process was needed to guide the delivery of future plans.

7. Development of the Draft Asset Management Plan 2015-16 (Appendix 3)

The Plan this year has been finalised following the election with the new membership of SASG and the new portfolio holder. In future years, the Plan should come forward before the start of the new financial year.

As SASG focuses on the delivery of the AMS and the carrying out of strategic property reviews, the annual Asset Management Plan is at a high level. It focuses on the strategic and not the operational issues which are handled by normal service planning processes, involving portfolio holders where appropriate.

The process has included:

- Consultation with all service managers about their strategic asset requirements for 2015-16 resulting in a long list of actions (Appendix 4).
- Consultation with the portfolio holders.
- Work by Property and other services on the feasibility of the plan with current resources.
- Final draft approved by SASG.

8. How are the actions in the AMP delivered?

Appendix 4 takes all of the 'headline' actions within the AMP (Appendix 3) and lists all the sub-actions that will help to deliver that headline. For ease of reading, each theme of the Strategy (Corporate, Jobs, Environment, Homes, Health & Communities) is appropriately colour coded in the left hand column. Each sub-action is also individually prioritised.

9. Resources

It should be noted that agreeing the attached Plan will more than fully stretch existing resources. While asset projects can often stall for reasons outside our control, which eases capacity issues, there are no guarantees that this will happen. Progress will be monitored by SASG at quarterly meetings and remedies sought, if appropriate. These remedies could include deprioritising another project temporarily, using resource from other teams or Directorates or engaging external resource.

This process therefore retains sufficient flexibility in order to capitalise on new, emerging opportunities and SASG will ensure that the main priorities each year are achieved.

10. Financial Implications

The Asset Management Plan can be financed from existing resources with emerging financial implications being assessed if further projects emerge.

11. Corporate Priority Implications

None directly arising from the report.

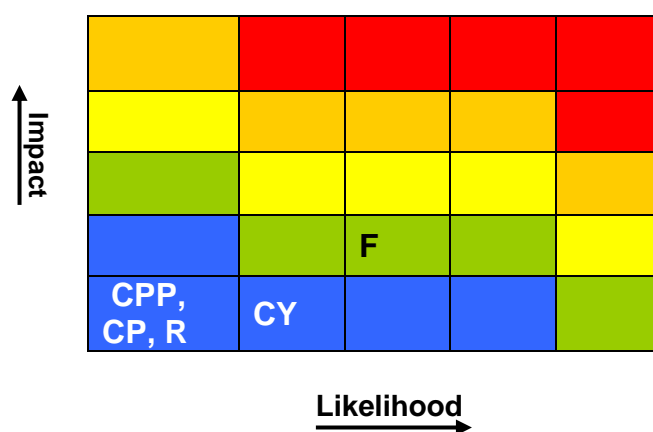
12. Carbon Emissions and Climate Change Implications

The strategy commits to continue to strive to reduce the organisation's energy use via its buildings.

13. Equality and Diversity Implications

Full consideration to equalities has been given in producing this Strategy.

14. Risk Implications



Key:

Categories:

- R = Reputation
- CpP = Council Plan Priorities
- CP = Community Priorities
- CY = Capacity
- F = Financial

Colours:

- Red = High impact & high probability
- Orange = Major impact and major probability
- Yellow = Moderate impact and moderate probability
- Green = Minor impact and minor probability
- Blue = Insignificant impact & insignificant probability

15. Background Papers

District Executive, May 2014

Full Council, May 2014