

Appendix 1: Asset Management Strategy on a page 2014-17 (**Already approved by Full Council, May 2014**)

Purpose: The Asset Strategy aligns SSDC's physical assets with the Council Plan goals, underpinning where resources allow the delivery of the Plan and key strategies. It ensures that the asset base of the council is optimised to meet wider public policies and future needs of the organisation, South Somerset residents and businesses.

Aims: The Asset Strategy will:

- Ensure the most economic and efficient use of property
- Align assets to council areas of focus and key strategies
- Achieve value for money from assets & optimise income generation opportunities
- Develop sustainable property management
- Explore further collaborative working arrangements
- Be responsive to customer need and service agendas

We will:

- Create an annual action plan aligned with corporate goals and resource available
- Use sound property data to challenge property utilisation and review maintenance backlog
- Dispose of unsuitable or inefficient properties, seek further shared use arrangements & income generation opportunities
- Focus on energy management and seek better performance from contractors
- Be mindful of accessibility, equalities, consultation requirements and data management and links to other council plans and strategies

Strategic Direction: Retain Brympton Way as head office, Petters Way as Yeovil Town Centre office, the Octagon Theatre and Lufton Depot; provide an SSDC presence in Chard, Crewkerne, Ilminster, Langport, Wincanton and Yeovil; seek sharing opportunities with partners in office/depot accommodation, make retained buildings more energy efficient; dispose of or transfer buildings that do not contribute to the council's objectives, ensure business continuity, safety and accessibility for staff and visitors.

We will deliver asset related actions within the Council Plan and through the following strategies and policies where resources allow

Corporate	Jobs	Environment	Homes	Health & Communities
Acquisition / Disposal Policy Medium Term Financial Strategy Capital Strategy Area Review ICT Strategy Various lettings policies Repairs & Maintenance Policy Procurement Strategy Car Park Strategy Review	Economic Development Strategy Car park Strategy Review Yeovil Vision Chard Vision South Somerset Market Town Vision	Carbon Reduction & Climate Change Strategy Open Space Strategy Green Infrastructure Strategy (in production) ICT Strategy Countryside Management Plans Contaminated Land Strategy Car Park Strategy Review	Somerset Housing Strategy Empty Homes Strategy Homelessness & Temporary Accommodation Strategy	Playing Pitch Strategy Sport/Active Leisure Strategy Area Review/Equality Objectives Asset Transfer Policy Response to the Localism Bill Community Right to Buy Play Strategy Young People Strategy Planning Policy Guidance 17 Strategy
With District Executive, Strategic Asset Steering Group, Asset Management Team, agency partners.	With Market Towns Investment Group, Chard Regeneration Scheme, Yeovil Vision, Yeovil Innovation Centre	With Carbon Board, Birchfield Liaison Group, Friends of Country Parks, Cemetery and Crematorium Joint Committee	With Somerset Strategic Housing Officers Group	With Health & Wellbeing Boards, LED and the HUB, Area Committees, Parish and Town Councils, Community Groups

Outcomes

Improved value for money, quality of services delivered, well maintained buildings, good asset data, more shared use, compliance with legislation, good accessibility, strong alignment with corporate goals, good cross-service input, clarity about decision-making, release of capital, reduced running costs, improved productivity, improved community strength and delivery of the Council Plan.

Appendix 2 : Draft Annual Asset Management Plan on a Page (2014-15)

Purpose: The Asset Management Plan outlines agreed high level actions for each year. It will be updated annually, with progress monitored at SASG along with a more detailed list of actions arising from service plans and area development plans.

Our plans for 2014-15

Corporate

Review area and community office provision (including sharing opportunities).

Complete shared accommodation project in Brympton Way.

Work with partners towards shared accommodation space at Petters House.

Dispose of, transfer or develop buildings and land that do not contribute to the council's strategic outcomes or have an economic importance, (eg Grove Alley toilets, land at Martock, some car parks etc).

Seek income generation potential from our assets.

Jobs

Provide property support to the Chard Regeneration scheme- Boden Mill/ACI site.

Provide initial support for the Yeovil Innovation Centre, development of Phase Two (once other projects in the AMP are finalised).

Environment

Continue to deal with council owned sites where there is an identified risk from a former use (brownfield sites).

Make retained buildings more energy efficient (eg work on lighting replacement at Brympton Way and West Hendford Car park).

Review property portfolio to establish whether there are further viable PV projects.

Design and implement any suitable PV schemes.

Homes

Facilitate conversion of our buildings at Goldcroft to use as housing units.

Facilitate conversion of our property at Sherborne Road to housing units.

Facilitate conversion of Woodland Grove.

Facilitate conversion of our property at South St Yeovil, to mixed use.

Maintain facilitative role to assist with Rope Walk project at High St, West Coker.

Investigate potential for earning revenue by acquiring housing for rental purposes.

Health and Communities

Respond to community requests and opportunities as they arise.

Complete the transfer of responsibility for Bruton toilet provision.

Respond to Wincanton Car park request to end compensation scheme.

Act in a supporting role with Crewkerne and Somerton Town Councils to find additional off-street spaces.

Complete the Yeovil Country Park Ranger Base.

Work to support our leisure facilities across the district and undertake essential property work due to contractual arrangements on our key buildings.

If possible, support leisure schemes elsewhere in the district with professional support and advice.