

Objectives

- 1 To support and enhance service delivery, ensure user satisfaction and meet broader Council objectives.
- 2 To ensure the Council meets all its statutory obligations and that buildings are fit for purpose, in terms of location and condition.
- 3 To ensure value for money in the management, maintenance and use of land and buildings.
 - We will own and occupy fewer buildings.
 - We will reduce the running costs of our buildings
 - We will increase the occupancy levels of our buildings and maximise opportunities for co-location of services (including partners).
 - We will challenge the business case for retaining properties and sell surplus properties in a timely and efficient manner.
- 4 That the procurement of works for buildings ensures sustainable design and that buildings are maintained and managed in a way that maximises their energy efficiency.

ASSET STRATEGY – ACTION PLAN

Ref.	Item	Actions/comments	Lead	Date	
1	Completion of Asset Performance review	Identification of underperforming assets and opportunities for rationalisation and shared use (LAPs 1&2)	Andy Algar	Q1 2011	1
		Set ambitious targets for property running cost savings and disposal opportunities		Q2 2011	1, 2
2	Integrate asset management into service planning process to identify implications for property assets and gaps between current and future needs	Stage 1 agree a proposal to amend the service planning process.		Q3 2011	1
		Stage 2 develop service based asset management plans to identify future service requirements		TBA	1

3	Agree demanding PI's across all operational and non-operational property and use information for service improvement	Target setting and monitoring will be critical in improving building performance and reducing costs		Q2 2011	2, 3
4	Agree Asset Management Policies	To include a suite of documents covering Governance arrangements and Corporate Standards for the management and use of all Council property.		Q4 2011	3, 4
5	Agreement and implementation of Disposals Strategy Phase II disposals strategy to be prepared and considered by Members (options appraisals)	Phase 1 disposals to be agreed Jan-11 and sales completed Q2 2012 Phase II programme approved by Members		Q2 2012 Q2 2011	3 3
6	Adapt strategy to emerging health strategies	Precise actions/support to be discussed and agreed with TH PCT/NHS once Health review has clarified future service delivery arrangements. There will be consultation on existing and future disposals and scope for shared investment and shared use of premises will be investigated.		Q2 2011	1

		Position statement/memorandum of understanding to be agreed and reported to AMB			
7	Poplar Baths refurbishment	Project taken to a point where preferred contractor can be selected (subject to funding)	Service Head, Asset Management	TBA	1
8	Chrisp Street	Heads of Terms agreed and approved by Cabinet	Service Head, Asset Management	Q3 2011	1, 3
		Scope and design for new facilities agreed and approved		Q3 2011	1
9	Infrastructure Delivery Plan	Ensure Asset Strategy/IDP are fully aligned and reviewed twice a year	Head of Asset Strategy	Q2 2011	1

10	Better Asset Management Programme	<p>To ensure the successful delivery of the four strands of the programme, viz</p> <ul style="list-style-type: none"> • Increased income • Disposals strategy • Rationalisation of operational buildings • Re-letting maintenance contracts 	Service Head, Asset Management	Ongoing	1, 3
11	Smarter Working Programme	To deliver the property elements of the programme and ensure Anchorage House lease is surrendered in June 2013	Service Head, Asset Management		3