

CHESHIRE EAST COUNCIL

CABINET

Date of meeting: 24 March 2009
Report of: Borough Treasurer & Head of Assets
Title: Asset Management Plan 2009 -2014

1.0 Purpose of Report

- 1.1 To outline the progress made on the development of the Asset Management Plan 2009 – 2014 and associated documents.

2.0 Decision Required

- 2.1 To recommend the Asset Management Plan 2009-14 to Council for approval based on the outline and content described below.
- 2.2 To endorse work on the attached Asset Management paper and the Modern Use of Property document.

3.0 Financial Implications for Transition Costs

- 3.1 The recommendations contained within this report have no additional financial implications for transitional costs

4.0 Financial Implications 2009/10 and beyond

- 4.1 There are no specific financial implications related to the issues raised in this paper.

5.0 Legal Implications

- 5.1 There are no specific legal implications related to the issues raised in this paper.

6.0 Risk Assessment

- 6.1 A council's Asset Management Plan is an important document providing a strategic overview which will underpin a wide range of work across the Authority. By having a robust Asset Management Plan in place Cheshire East Council will minimise the risk of inconsistency of approach across service areas and provide a clear focus for the deployment of resources.

7.0 Background and Options

Corporate Context

- 7.1 Property asset management is an essential corporate activity led by the Borough Treasurer and Head of Assets. It is an inclusive process involving Members, the corporate centre, Services, external partners and customers. The Corporate Property Officer role is held by the Asset Manager. All decisions affecting the Council's property and asset management policies are made by the Portfolio Holder for Assets.
- 7.2 Cheshire East will deliver services through the natural communities and localities within its area. Easy access to services that are designed to meet customer requirements is essential and Property is a crucial component to support, deliver and enhance these services. The Corporate Property Strategy is to be based upon the key priorities set out in the Sustainable Community Strategy and Local Area Agreement and consists of two key documents covering the 5-year period 2009 – 2014:
- the Corporate Asset Management Plan
 - the Capital Strategy
- 7.3 The integrated Corporate Asset Management Plan and Capital Strategy will be supported by a further range of policy and guidance documents, all of which, will be available by September 2009 at the latest:
- Area and Service Asset Management Plans (SAMPS) – 5 – 10 year period
 - Office Accommodation Strategy – 5 year period
 - Property Maintenance Plan – 5 year period
 - Asset Disposal Plan – 5 year disposal programme
 - Capital Projects Procurement Plan and the Capital Building Programme
 - Sustainable Construction Policy
 - Design Guide
- 7.4 The Asset Management Plan is set out as follows:
- Overview
 - Corporate Context
 - Core Asset Management Principles
 - Asset Management Aims and Objectives
 - Property Management Activities
 - Key Property Opportunities and Issues

8.0 Overview of Day One, Year One and Term One Issues

- 8.1 The creation of Cheshire East Council provides a golden opportunity to bring together existing good asset management practices in the County and District Councils with best practice elsewhere to provide a model of excellence in high quality asset management.
- 8.2 Property is Cheshire East's largest physical resource in financial terms and is fundamental in providing support to all Service users. Effective corporate asset management must therefore, form an integral element of high quality service planning and delivery.
- 8.3 The Council will own a substantial portfolio of 603 major property assets with an asset value of £440m that will facilitate the delivery of a wide range of services to the people of Cheshire East.

9.0 Reasons for Recommendation

- 9.1 It is important for the new Council to set out its Asset Management Plan for 2009 - 2014 within a national, regional and local context. This will link with the Council's Corporate Plan and key strategies to provide a cohesive framework for the management of the Council's property assets.

Appendices:

Appendix 1 – Asset Management Plan 2009-14

Appendix 2 – A Modern Use of Property Cheshire East (draft)

For further information:

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Background Documents:

Documents are available for inspection at:

Westfields, Middlewich Road

Sandbach, Cheshire CW11 1HZ