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Policy and Review Topic Panel B

Review of Asset Management

Stephen Checkley - Head of Asset
Management Service

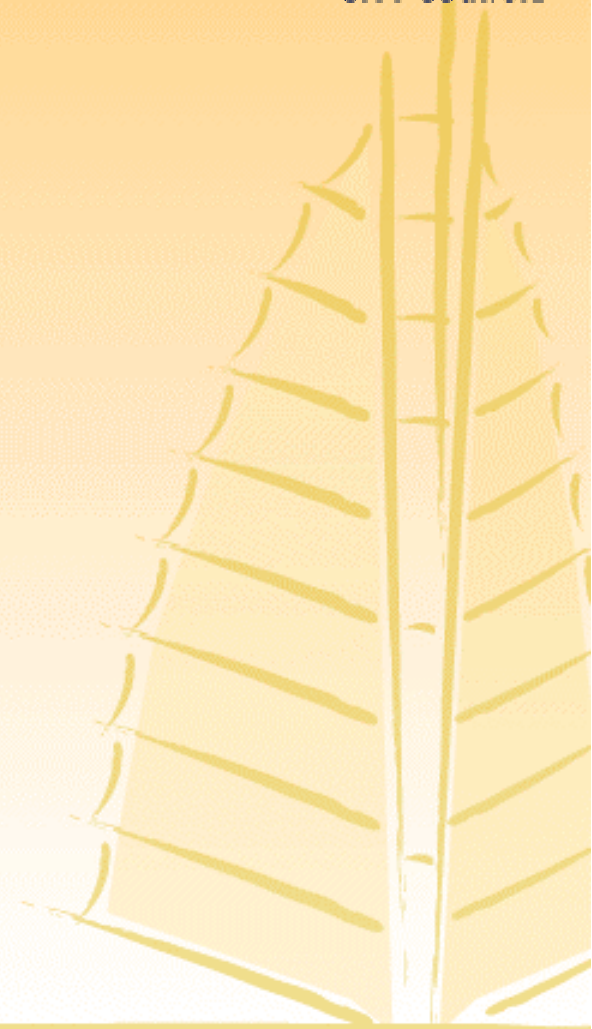




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Outline of Presentation

- Introduction to Asset Management Planning
- Key influences and guidance
- Policies, Plans and Performance management
- Corporate arrangements
- Key issues



Property Portfolio - April 2004



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1225 Operational Assets	£1.098bn
	Including; 428 GRA Buildings
	15,749 Residential units within Housing Stock
1610 Investment Assets	£115.1m
596 Community Assets	£3.4m
12 Charity Assets	£0.5m
383 Infrastructure Assets	£45.3m
214 Equipment, Plant and Machinery	£10.5m

Property Portfolio - April 2004



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Freehold land	5356 Acres
Leasehold land	235 Acres
Rental Income from Investment Assets	£8.5m
Estimated Backlog Maintenance	£56.7m
Landlords Maintenance Revenue Budget	£3.5m
Landlords Maintenance Capital Budget	£0.7m



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Asset Management Planning

The purpose of Asset Management Planning is to optimise the utilisation of assets in terms of service benefits and financial return

Detr: Good Practice Guidelines - March 2000



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Key influences and guidance

- Audit Commission
 - Hot Property
 - Comprehensive Performance Assessment
 - Annual Property Management Audit
- Government Guidance
 - DETR - Good Practice Guidelines
 - ODPM - Asset Management plans and capital strategy guidance
- Portsmouth City Council
 - Best Value Review
 - Internal Audit Reviews
 - Medium Term Resource Strategy

Policies, Plans and Performance Management



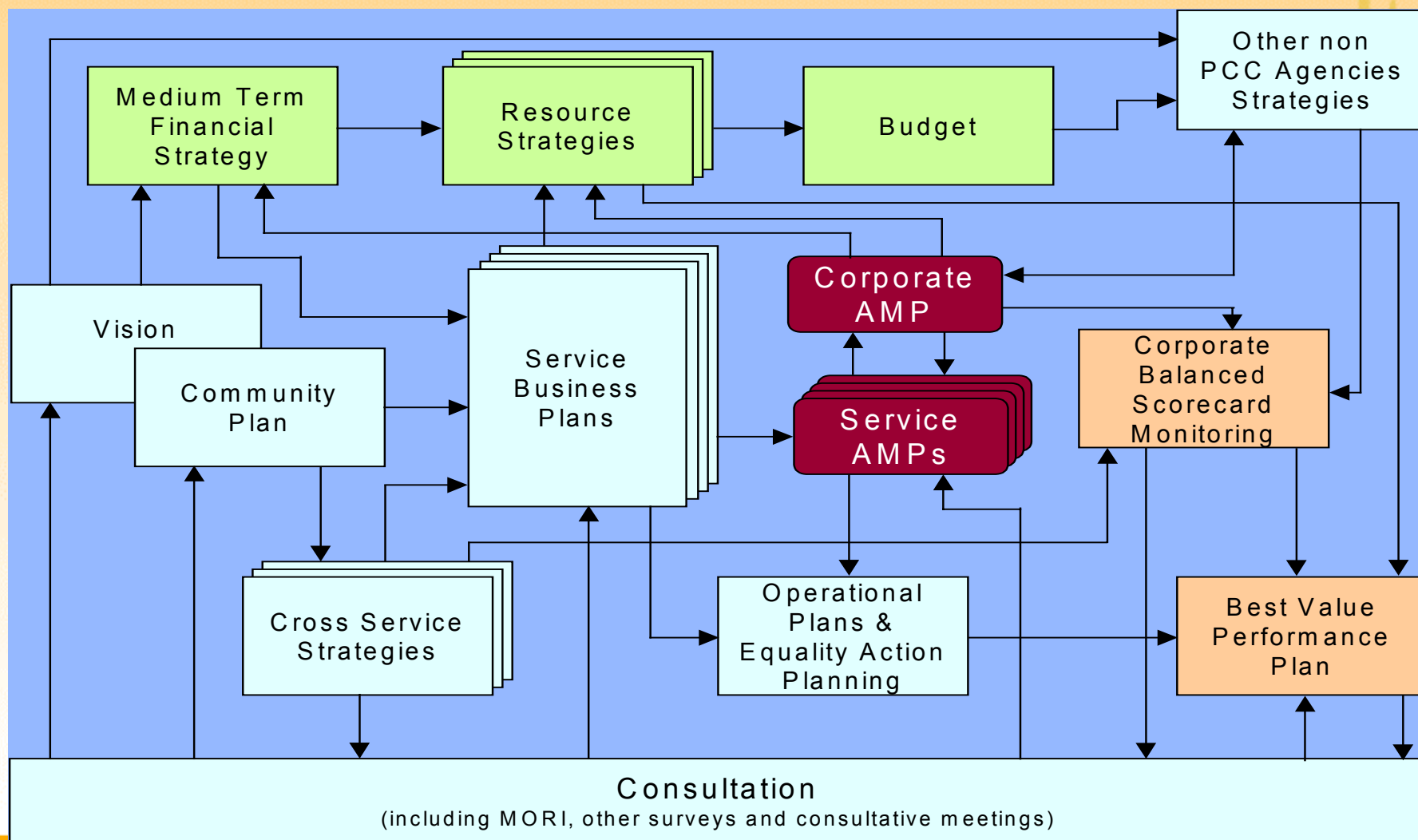
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- Key documents
 - Community Strategy
 - Property Strategy
 - Acquisition and Disposal Strategy - draft
 - Capital Strategy
 - Asset Management Plan
 - Service AMP's
 - Annual Property Performance Report
 - Business Plan
 - Standing Orders and Delegated powers





Relationship of Key Strategic Documents



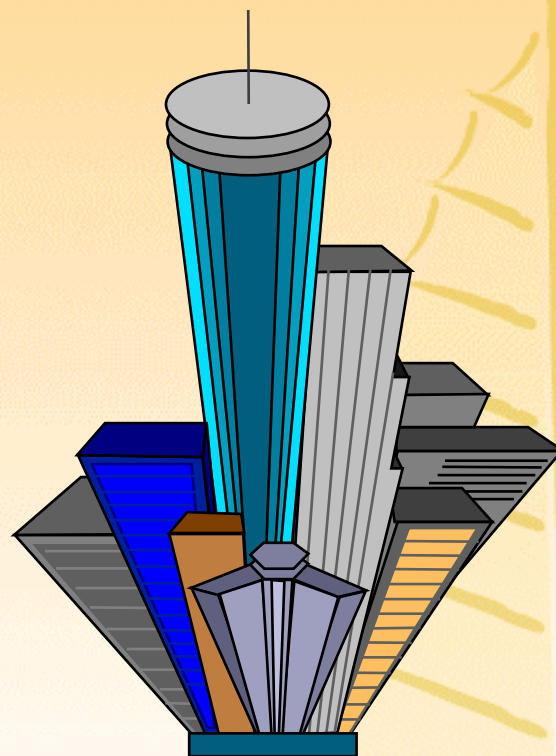


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Property Strategy

- Protecting
- Enhancing
- Avoiding
- Monitoring

- Corporate Asset Management
- Surplus and under utilised assets
- Backlog Maintenance
- Acquisition and Disposal policies





Asset Management Plan

- Corporate Property Officer
- Consultation
- Integrated Information Technology
- Condition, Suitability and Sufficiency
- Property Performance Indicators
 - National and Local
- Property Review
 - Service Asset Management Plans
- Capital Programme

- Two submissions rated as Good by GOSE



Property Performance

- Condition
- Backlog Maintenance
- Internal Rate of Return
- Management costs
- Repair and Maintenance Costs
- Energy Costs
- Water costs
- CO² Emissions
- Capital Programme - Estimated costs and timeliness

- Local Performance Indicators
- Octopus Benchmarking

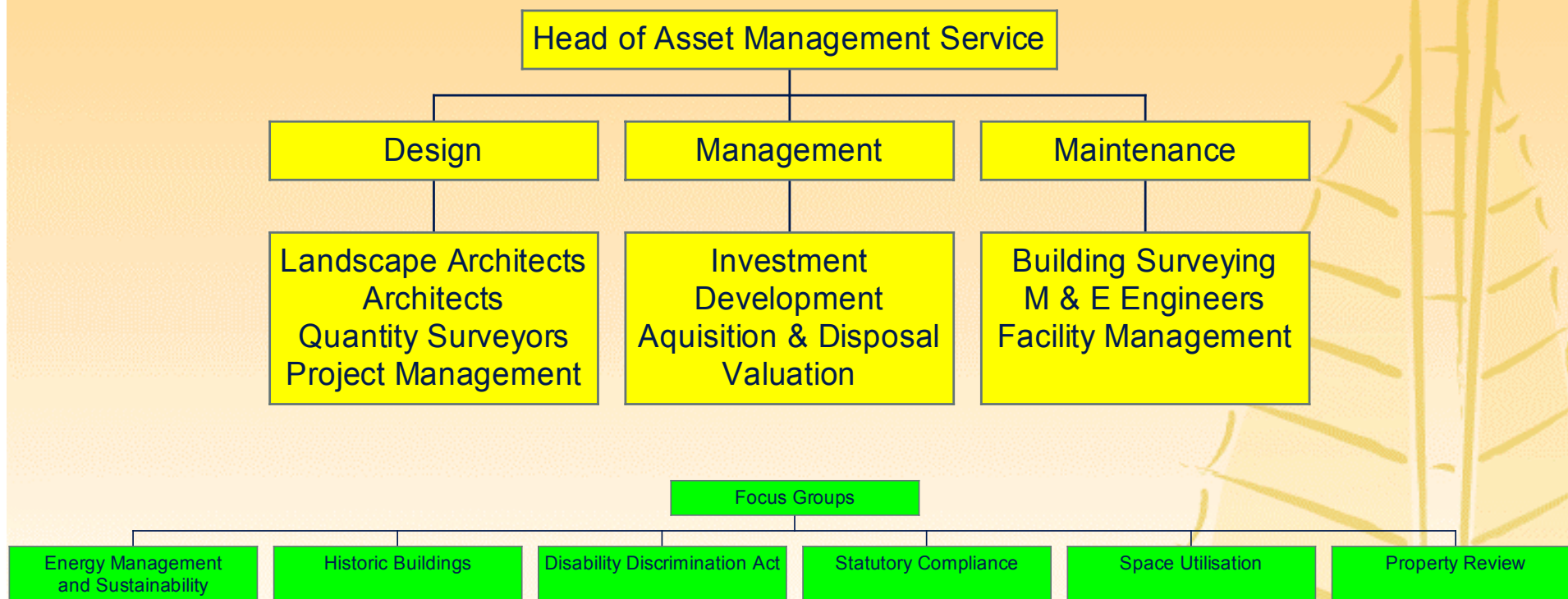


Organisation Arrangements





Organisation Arrangements



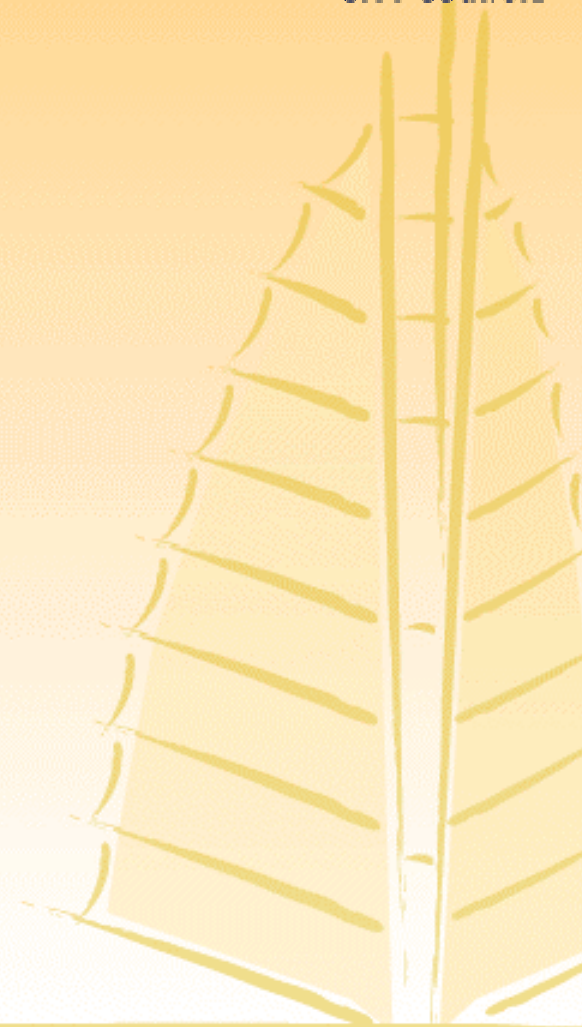


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Key issues

- Property Review
 - Suitability
 - Performance
 - Disposal
 - Incentives

- Energy Management and Sustainability
 - Energy usage in existing buildings
 - Sustainability of new design and construction
 - Investment and Spend to Save





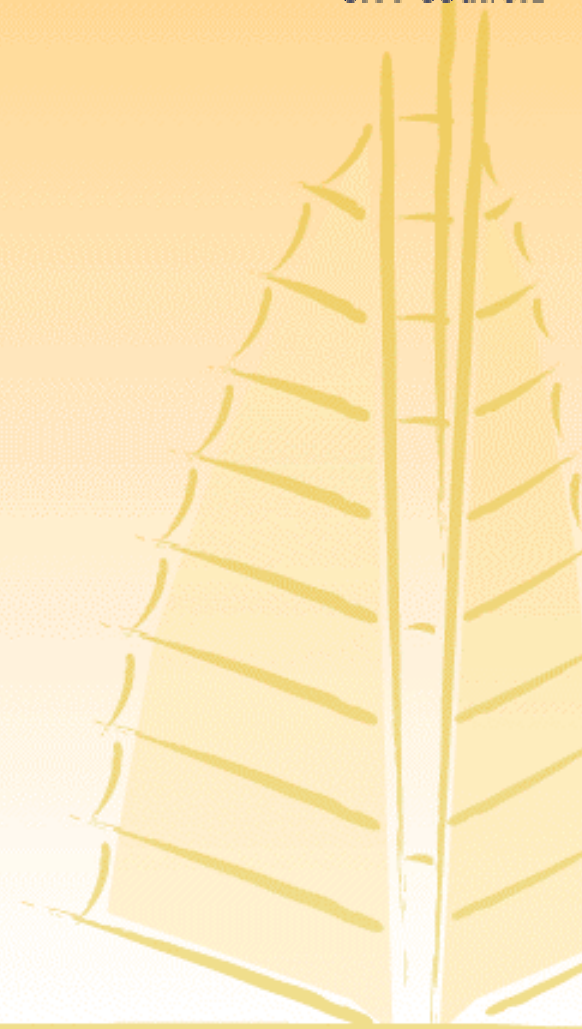
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Key issues

- Historic Buildings
 - Scope of holding
 - condition of properties
 - Future plans

- Disability Discrimination Act
 - Current compliance
 - Future works

- Statutory Requirements
 - Fire
 - Asbestos
 - Legionella
 - Health and Safety



Key issues



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- Space Utilisation
 - current utilisation and space standards
 - Benchmarking across council and outside
 - Options for improvement
 - Cost and implication of improvements





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Questions and Answers