

TO: Audit and Resources Overview and Scrutiny Committee -
21st July 2004

SUBJECT: Progress Report on the Asset Management Plan and Associated Work

FROM: Asset Management Steering Group

1. PURPOSE OF ITEM

- 1.1 To provide members with an update of progress.

2. BACKGROUND

- 2.1 The Asset Management Plan (A.M.P) became a statutory requirement for all Councils as from 2001. The latest A.M.P was submitted on the 31st July 2003 and was assessed as 'Good' by the Office of the Deputy Prime Minister. Whilst we do not now have to formally submit an A.M.P for 2004 it is considered prudent to continue producing a shortened version for use as a management tool. This will go on the Intranet late July/early August.
- 2.2 The A.M.P contains an action plan against which performance can be assessed. This is attached in Appendix A. It also contains National performance standards, which are monitored annually.
- 2.3 Appendix B seeks to keep members up to date with matters relating to potential disposals, acquisitions, possible developments etc.

3. POLICY AND BUDGET FRAMEWORK

- 3.1 The implementation of the A.M.P can affect directly or indirectly practically all of the Council's policies, not least because many issues relate to potential income.

4. OUTCOME REQUIRED

- 4.1 Audit and Resources Overview and Scrutiny Committee is asked to note progress to date.

Asset Management Steering Group

BACKGROUND PAPERS

Executive 25th July 2003:	Approval of the Asset Management Plan
Areas in District Affected:	Whole District
Executive Portfolio Area and Holder:	Strategic and Corporate Portfolio: Councillor Crowther

For further information about this report please contact:

Contact Officer:	John Whittle
Tel:	(01926) 456030 (Direct Line)
E-mail:	john.whittle@warwickdc.gov.uk

Appendix A

The Action Dates contained within the 2003/04 plan are:

TASK	TARGET	ACTION	COMMENTS
Training for the Property Management and Geographical Information Systems.	Completion by December 2003 (revised timetable for P.M.S. submitted to the December Audit and Resources Overview and Scrutiny Committee)	On - going	Difficulties have been experienced with the implementation of the PMS. Negotiations are in progress with the supplier to establish an agreed way to complete the project. G.I.S training has been completed.
Refine consultation with Stakeholders	By December 2003	Completed	The refined questionnaires for 2003 have been returned and have been appraised.
Make initial preparation for 2004 Stock Condition Survey	By December 2003	Completed	Tenders were received January 12 th 2004 and the survey is complete. It's findings are being analysed and prioritised.
Implementing the approved 2003/04 Capital Programme	By March 2004	Completed	Programme complete within budget.
Reviewing the remainder of the Property Investment Portfolio to justify, or otherwise, retention	By March 2004	Completed	Final report on leased commercial property was submitted to the March 2004 Executive.
Ensure all key information is available for 2003/04 pPIs	By June 2004	Completed	P.I's will be on the new AMP on the intranet.
A review of all land and buildings to identify property that is currently not used or under-used.	By July 2004	On target	Revised target date September 2004.

Appendix B

Further to the previous Schedules of Work, the latest developments have been:-

1)	Saltisford Depot	The sale has been finalised (subject to Planning) and contracts exchanged. There are currently issues to resolve within the Planning process before completion can be achieved. The Executive has also agreed to the sale of the Warwick Working Mens Club subject to the other Saltisford contracts being satisfactorily completed. Report going to the July Executive. Target date for completion of the contracts is 1/11/04.
2)	St Mary's Lands Project	The Planning Application for Bread & Meat Close has been approved. A lease with the Racecourse has now been agreed and the sale of Bread and Meat Close completed.
3)	Court Street Car Park, L/Spa	Tenders were received and have been evaluated. A report is scheduled for the July Executive.
4)	Spencers Yard	A report was submitted to the 14 th June Executive.
5)	Talisman Square/ Abbey End	Consultation exercise being undertaken. Report scheduled for the July Executive.
6)	Station Approach	The site has been sold to Miller Homes and they are seeking to purchase our land. Our agents are negotiating with them.
7)	Car Parks	A report is scheduled for the Executive in July.
8)	Old Library/Art Gallery site, Spencers St	The College, who own the site except for the Art Gallery, have informed us that they intend marketing the premises as from September. The Executive approved W.D.C marketing the site jointly with them at its 8/3/04 meeting.
9)	Queens Sq, Warwick	There is a possibility that the Scouts could be re-located to better premises as part of the proposed football club re-development within the St. Mary's Lands project. However, we have been informed that they may be disbanding.
10)	Irish Club	Mary Hawkins has met with the Club's committee and requested they submit a business plan by 14 th June 2004 and make a firm commitment regarding.
11)	Bath Street Car Park	The possibility of linking this to the Station is being explored.

John Whittle
Head of Property Services