

ASSET MANAGEMENT PLAN 2004/05

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SECTION 1: INTRODUCTION AND CONTEXT

1. This year's plan was intended to be a combined Asset Management/Capital Strategy document to replace the transitional plan approved by Council in October 2003, covering the period 2003/05.
2. However, as this document aims to demonstrate, 2004 has seen a considerable amount of development activity involving the Council's assets. Due in part to this activity, the condensed 2004/05 Capital Programme and the ongoing Corporate Property Review, it was considered appropriate for this year's Asset Management Plan 2004/05 to replicate the format and style of last year's plan with suitable updates and amendments as appropriate.
3. Underpinning this plan, are the asset management processes and principles which achieved a 'Good' assessment from Government Office in 2002 and freed the Council from the requirement to submit future documents for assessment.
4. Similarly, preparation of this plan, as was the case last year, has been set back into the autumn to provide a stronger link into the Council's service planning process. Priorities and proposals can be fed into service plans and on into team plans and individuals' performance reviews, and any financial implications can be channelled into the Medium Term Financial Planning process.
5. A copy of the 2002/3 Asset Management Plan describing the Council's asset planning policies and arrangements and related background information have been updated as necessary and converted into a Guide to Asset Planning in Darlington, annexed to this document.

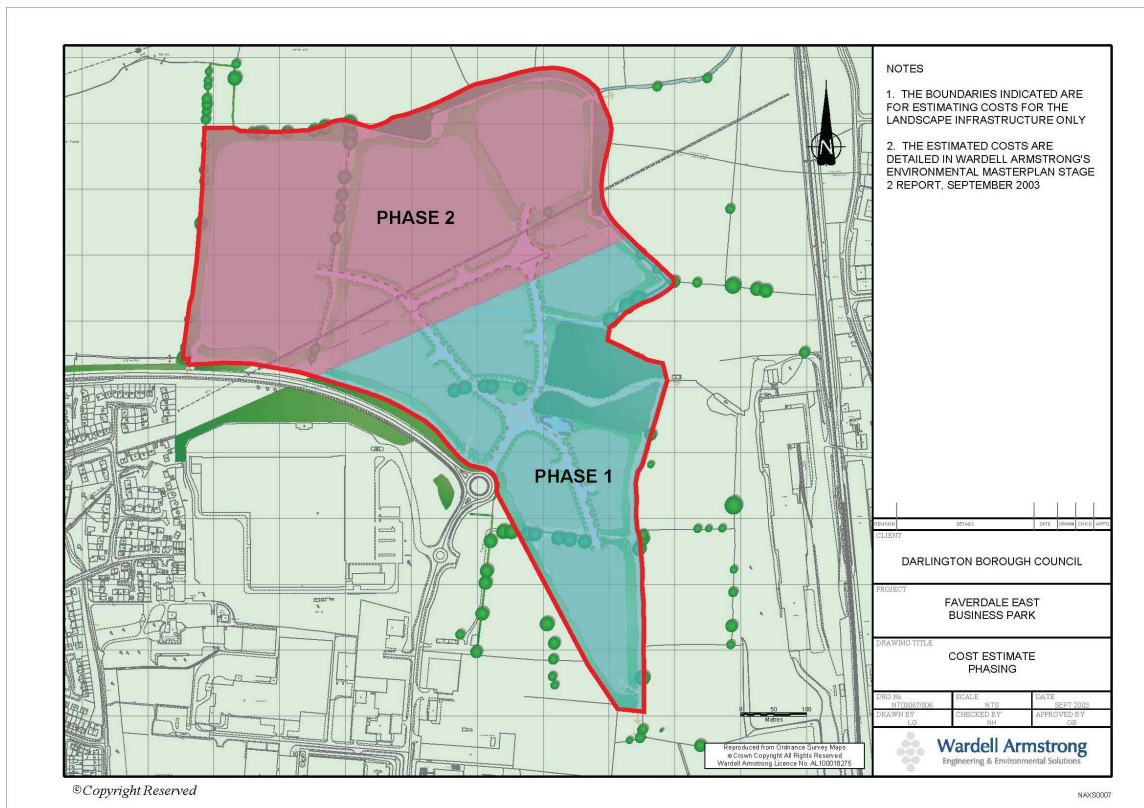
SECTION 2: RECENT DEVELOPMENTS AND ACHIEVEMENTS

1. This section of the plan summarises a selection of the many Asset Management and Work Priorities identified in last year's plan which have progressed and developed into major project for Darlington.

Major Projects

Faverdale East Business Park - Argos development proposals:

2. A major enquiry by Argos Direct to facilitate the development of a 747,000 sq ft warehouse and office development on 19Ha (48 acres) of Council owned land at Faverdale Phase 2. This is a major £33M development project and is expected to create 700 jobs for Darlington. A start on site is envisaged in October 2004.



Faverdale East Business Park - Phases 1 and 2

3. As part of the proposed development, Argos will be constructing 2 estate roads over Phase 1 Faverdale to serve their site and this will also open up additional land for development earlier than programmed. Negotiations are also underway with a selected developer in respect of part of Phase 1 land to construct industrial units/speculative units for local businesses.