
ASSET MANAGEMENT PLAN AND CAPITAL STRATEGY 2006/07

**Responsible Cabinet Member – Councillor Don Bristow,
Resource Management Portfolio**

**Responsible Directors) – John Buxton, Director of Development and Environment and
Paul Wildsmith, Director of Corporate Services**

Purpose of Report

1. To consider the Council's Capital Strategy **Appendix 1** and Asset Management Plan (AMP) **Appendix 2**

Background

2. In line with Asset Management Best Practice and to continue to satisfy the assessment criteria required under the Comprehensive Performance Assessment, drafts of both the Capital Strategy and the Asset Management Plan for 2006 have been produced.
3. In line with the approach adopted last year, it is considered appropriate that the production of the plans/strategies tie in with the Council's service planning round and budget setting processes. The Strategy and Plan provide context and direction for the production of the Council's Capital Medium Term Financial plan for 2007/08 to 2010/11.

Information and Analysis

Capital Strategy

4. The Capital Strategy sets out the way in which the Council determines and manages the Capital Programme and the linkages between the Capital Programme, the Council's Corporate Objectives and the Community Strategy.

Asset Management plan

5. The AMP continues to develop as a working document moving away from the prescriptive content, approach to asset management, planning arrangements and processes previously required by Government Office. This year's AMP continues to reflect 'good practice' guidelines produced by the RICS (Royal Institution of Chartered Surveyors in conjunction with the Department for Communities and Local Government (DCLG). The AMP also reflects the external influences affecting the Council's use of resources and identifies the relevant Comprehensive Performance Assessment (CPA) linkages.

6. This year, particular focus is centred around the CPA's Key Lines of Enquiry (KLOE) under the Council's 'Use of Resources' and Section 5 of the AMP highlights the Assessment Criteria on which the Council will be assessed.
7. Section 5 of the AMP, titled Asset Management – Maintenance Review, aims to provide Members with a full insight into the overall condition of the operational and non operational portfolio based on the Council's 5 year programme of Conditions Surveys undertaken by consultants IPF (Institute of Public Finance) in 2005/06 and the resultant planned maintenance programme proposal.
8. The AMP, in conjunction with the Council's Capital Strategy, Education AMP, Housing Business Plan and Local Transport Plan, provides information to Members on the current condition, planned maintenance requirements and proposed management arrangement of the Council's asset base. The AMP and the above mentioned related documents inform Members of the level of backlog maintenance of the Council's asset base. Members are asked to approve plans to address it as appropriate and in so doing satisfy the CPA's Level 3 assessment criteria.
9. The many developments that are taking place in Darlington in which the Council or its assets are involved, continue to dominate the AMP and the Work Programme in Section 8 identifies how the significant number of ongoing and planned projects continue to meet and support the Community Themes and Corporate objectives for the Borough.

Outcome of Consultation

10. The Resources Scrutiny Committee held on 1st September 2006 considered both documents and asked for some minor amendments to be made and that Cabinet be advised that they support both documents.

Legal Implications

11. This report has been considered by the Borough Solicitor for legal implications in accordance with the Council's approved procedures. There are no issues which the Borough Solicitor considers need to be brought to the specific attention of Members, other than those highlighted in the report.

Section 17 of the Crime and Disorder Act 1998

12. The contents of this report have been considered in the context of the requirements placed on the Council by Section 17 of the Crime and Disorder Act 1998, namely, the duty on the Council to exercise its functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. It is not considered that the contents of this report have any such effect.

Council Policy Framework

13. The issues contained within this report are required to be considered by Council.

Decision Deadline

14. For the purpose of the 'call-in' procedure this does not represent an urgent matter, however the item was considered at Resources Scrutiny Committee 1st September 2006

Key Decisions

15. This matter is a key decision and it is included in the Council's Forward Plan

Recommendation

16. It is recommended that the Capital Strategy and the Asset Management Plan appended to this report be considered by Cabinet and forwarded to Council for approval.

Reasons

17. The recommendations are supported to provide the Council with a Capital strategy and Asset Management Plan to follow when capital investment and asset management decisions are made

John Buxton
Director of Development and Environment

Paul Wildsmith
Director of Corporate Services

Background Papers

Capital Strategy 2005
Asset Management Plan 2005/06

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