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**CAPITAL STRATEGY AND ASSET MANAGEMENT PLAN 2007**

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**Responsible Cabinet Member – Councillor Stephen Harker**

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

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**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 under the Corporate Performance Assessment, drafts of both the Capital Strategy Appendix 1 and the Asset Management Plan Appendix 2 for 2007 have been produced.

**Information and Analysis**

***Capital Strategy***

3. 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***

4. 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. It is recognised that for future years the Capital Strategy and AMP need to align themselves more closely with the Capital and Revenue Medium Term Financial Plans reflecting a strategic 5 year rolling timeframe. However, this year's AMP continues to reflect 'good practice' guidelines produced by the RICS (Royal Institution of Chartered Surveyors in conjunction with the Office of the Deputy Prime Minister (ODPM). The AMP also reflects the external influences affecting the Council's use of resources and identifies the relevant Corporate Performance Assessment (CPA) linkages.
5. The many developments that are taking place in Darlington in which the Council or its assets are involved, continue to dominate the AMP (Section 3) and the Work Programme (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.

6. The AMP, in conjunction with the Councils Capital Strategy, Children's Services AMP, Housing Business Plan and Local Transport Plan, provides information on the current condition, planned maintenance requirements and proposed management arrangements of the Council's asset Base.
7. The Assessment Criteria on which the Council will be assessed under the CPA's Key Lines of Enquiry (KLOE) Use of Resources remain unchanged for the assessment due this autumn. But the assessment criteria for 2008 have changed (Section 5) making the governments 'Harder Test' even harder.
8. The AMP also aims to provide information (Section 5) relating to the condition of the Council's operational and non-operational portfolio based on condition surveys and to identify the estimated cost of maintenance, to be addressed via revenue and capital funding. The performance data relating to the portfolio has been previously reported through five key performance indicators. These have been replaced by a set of 4 more comprehensive indicators which are set out in appendix 1 of the AMP.
9. The AMP also makes reference in Section 6, to the government's 'Third Sector' agenda and the Council's review of the Voluntary and Community Sector in Darlington

### **Outcome of Consultation**

10. The Resources Scrutiny Committee held on 20<sup>th</sup> September 2007 considered the documents and asked that Cabinet be advised that they support both the Capital Strategy and the Asset Management Plan

### **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 this item was considered by Resources Scrutiny Committee on 20<sup>th</sup> September 2007.

## **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 2006  
Asset Management Plan 2006

Elaine Hufford: Extension 2447