



**Report to Executive
Annex A**

**CORPORATE ASSET
MANAGEMENT PLAN
2009 - 2012**

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Step 3 – Implementation of the Asset Management Plan

- Establish clear strategic approaches to the utilisation of space and flexible working, and co-location with partners and stakeholders
- Consider options for all underused assets
- Consider options for financing of new assets
- Maintain and adapt existing assets as needed

Step 4 – Review and Monitor Process

- Periodically review corporate management arrangements for capital asset planning to ensure they are fit for purpose
- Conduct post implementation review of all capital projects that are undertaken
- Review processes following the Comprehensive Area Assessment
- Engage with other organisations and share looking to drive a process of continuous improvement

Appendix 3

SERVICE PLAN PRIORITIES AND ASSET MANAGEMENT EXAMPLES

PRIORITY ONE – TOWN CENTRE REGENERATION

Easthampstead House, Seymour House, 3 Town Square	All of these properties will transfer to BRP when Development Appraisal goes unconditional. Expenditure to be limited to only essential items, e.g. Health & Safety, external fabric.
Land at Market Street	Will transfer to BRP when Development Agreement goes unconditional.
Time Square	Replace roof, chillers and boilers in 2009/2010. All past useful life.
Civic Hub	To be constructed by BRP when development agreement goes unconditional.
Strip of land adjoining Amber House	In discussion with new owners of Amber House for a freehold disposal.
Enid Wood House	In negotiation with Landlords to surrender lease to enable redevelopment.
Old Market Car Park	Disposal to Romans as part of Town Centre project.
Relocate Indoor Market	In discussion with BRP and Comer Homes.
Drug Action Team	Needs relocating as part of Town Centre Scheme – looking at B.R.O.C.
Family Tree Nursery	Requires relocation.

PRIORITY TWO – PROTECTING AND ENHANCING THE ENVIRONMENT

Bay Road Site	Disposal for Housing to Thames Valley Housing Association
Santa Catalina	Disposal for Housing (probably to Housing Association).
Big Wood	Negotiate purchase for Environment Department.

PRIORITY THREE – PROMOTING HEALTH AND ACHIEVEMENT

Albert Road Car Park	In discussion with PCT on pooling sites to develop Health Facility and maximise returns
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Sites set out below:

Possible sites to support modernisation and social care

Property	Area	Estimated Timescale (From)	Comments
Winkfield Manor	5110sqm (1.26ac)	2009	Situated in the green belt and therefore development is very restricted. Also some distance from town or amenities. Insufficient land for village development.
Land adjacent to Binfield Nursery	5336sqm (1.3ac)	2009	Close proximity to Binfield House and not far to doctors and Binfield centre. The site has very restricted access. Using CPO powers would provide certainty in purchasing the land required to widen the access. Insufficient land for village development.

Property	Area	Estimated Timescale (From)	Comments
Council Depot	17000sqm (4.2ac)	2013	A report to be drafted on the future of the depot. Some of the current uses on site will need to be relocated.
Riverside Park	71,250sqm (17.5ac)	2010	An area of open space which the planners could identify for residential development in the future. Much of the site is sloping which may reduce densities and the type of residential use.
Garth	approx 5 acres net developable	2010	Site identified for disposal to help pay for building the new Garth College with surplus monies being retained corporately.
BFH Land		2011	A review of current sheltered housing schemes owned by BFH, such as Binfield House, Winkfield Manor etc, could result in a site becoming surplus.

PRIORITY FOUR – CREATE A BOROUGH WHERE PEOPLE FEEL SAFE

Meetings with Police to identify and resolve anti-social behaviour and issues affecting tenants.

Drugs and Alcohol Action Team work with young people. Neighbourhood survey projects, improvements to Council Buildings and Automatic Number Plate Recognition installations.

CCTV in Town Centre.

PRIORITY FIVE – VALUE FOR MONEY

Surrender of Enid Wood House

Disposal of properties surplus to requirements

Flexible Working Strategy to reduce accommodation requirements

PRIORITY SIX – SUSTAIN ECONOMIC PROSPERITY

Council provides start up units at Liscombe Light Industrial Units and Forest Park Business Units to assist new businesses.

The Council and Bracknell Regeneration Partnerships (BRP) are working together to deliver a major regeneration of the Town Centre.

Crowthorne Enterprise Centre playing a significant role in economic development for business start-ups with flexible workspace.

CAPITAL PROGRAMME - CORPORATE SERVICES / CHIEF EXECUTIVE

	2009/10 £000	2010/11 £000	2011/12 £000
Committed			
None	0	0	0
Unavoidable			
None	0	0	0
Maintenance			
Improvements and Capitalised Repairs - Corporate Buildings	33	33	33
	33	33	33
Rolling Programme/ Other Desirable			
Financial Systems Version Upgrade	55	55	0
Registrars Electronic Booking Office	15	0	0
Number Plate Recognition	150	0	0
Starters and Leavers Process	0	40	0
	220	95	0
TOTAL REQUEST FOR COUNCIL FUNDING	253	128	33
Externally Funded			
None	0	0	0
TOTAL EXTERNAL FUNDING	0	0	0
TOTAL CAPITAL PROGRAMME	253	128	33

