

Service Asset Management Plan 2011

Directorate – Enterprise Planning & Infrastructure

Service – Asset Management & Operations (Asset Management)

Officers Completing Form – Stephen Booth, Principal Surveyor (Estates)
Alastair Reid, Principal Technical Officer.

Section 1 – Introduction

Completion of Service AMP

The AMP Team coordinated the data collection and completion of the form. Meetings with other stakeholder Managers took place as and when required.

Service Managers involved in the process

Stephen Booth, Mike Duncan, Alastair Reid, Janice Lyon.

Links to Business Planning and Budget Process

The Service AMP recognises both the 5 Year Business Plan and the EP&I Business Plan 2010 – 2013. This Service AMP has direct links to a number of the strategic priorities identified in the 5 Year Business Plan.

Section 2 – Description of Service

The structure for the future delivery of Asset Management was approved in April 2011 and is currently being implemented.

The approved revised structure identifies Asset Management is split across four managerial areas. These areas:

- Estates Service
- Fleet Services
- Asset and Capital Management
- Property Investment Portfolio (TNRP)

The following summarises the main work areas and also identifies the property assets under their management. Not all the assets held require to be included in this Service AMP; where this is the case an appropriate comment has been made.

The Services are primarily located within Corporate Office buildings (currently St Nicholas House) with an impending move to Marischal College and Kittybrewster (approx. 100 staff). There are currently no identified issues in relation to office accommodation.

Estates Service (Property Estates Manager)

Main Functions

- Provision of Corporate property advice
- Valuation of Council portfolio
- Acquisition of property by sale, lease or statutory methods
- Rating advise for Council owned property
- Development advice in relation to Council owned property
- Sale of surplus property
- Strategic overview of car parking function

Assets

- Off Street car parking – Included in Service AMP
- Surplus property – No requirement to include in Service AMP

Fleet Services (Fleet Service Manager)

Main Functions

- Fleet Maintenance
- Taxi Inspections

Assets

- Vehicle Workshop – To be included in Fleet Asset Management Plan which is scheduled to be completed in September 2011.

Asset and Capital Management (Corporate Asset and Capital Manager)

Main Functions

- Capital Management
- Asset Management
- Energy Management
- Corporate Asset Management System
- Design

Assets

- Corporate Offices – To be included in Corporate Office Service AMP

Property Investment Portfolio (Property Investment Manager)

Main Functions

- Management of Council's Investment Portfolio
- Management of Properties held for the Common Good

Assets

- Tenanted Non Residential Portfolio (TNRP) - No requirement to include in Service AMP. This was reported in the Property Asset Management Plan Update 2010 with ongoing detailed reviews being reported to the Finance & Resources Committee.

Section 3 – Anticipated Changes to the Service

The only assets that require to be included in this section of the Service AMP are off street parking facilities.

Car Parking

The Council's interest in off street car parking is due to a variety of reasons, some historic and some opportunistic. The strategic rationale for holding sites is focused on three main areas. These are:-

- Income generation
- Economic development
- Traffic management

Given the number of issues associated with the current responsibilities, management, operation and development of facilities it is intended to undertake a full asset review of parking provision in the City. This is scheduled to be completed by the end of 2011.

This review will address the future delivery of services in the context of:-

- Overall corporate responsibility
- Future policy
- Site specific issues and assessment
- Competition
- Delivery methods and collection

The review will also focus on a number of key issues in relation to the portfolio, in particular the age and deteriorating condition of the estate, need for re-investment and the strategic development role some sites have in relation the City Centre Masterplan. The review will also consider the impact of the Local Transport Strategy 2008-13.

Section 4 – Asset Demand Profile (What do we need?)

The only assets that require inclusion in this section of the Service AMP are off street parking facilities.

Car Parking

The future Demand profile is currently under consideration and will be influenced by the outcome of the Asset Review.

It is intended that the Asset Review will address the following key issues:-

Introduction

- Background
- Remit
- Existing arrangement
- Who does what in the Council - Responsibilities of each party

Future Policy

- Demand profile
- City expansion
- Park and Ride policy
- Development opportunities

Off Street Parking

- Sites
- Description
- Condition (investment required)
- Number of spaces
- Amount charged (at what rate)
- Redevelopment potential / alternative use
- Suitability / Location
- Statutory compliance

Competition

- Other spaces in the city centre
- Other operators
- Charging policy
- Age / type / condition of the car parks

Future Delivery Methods

- Existing
- Sale
- Sale + Leaseback

Appendix A

- Lease
- Joint Venture Agreement
- Strategic Partnership
- LLP models

On Street Parking

- Strategic approach (why and what we hope to achieve)
- Collection Methods
- Debt Collection
- Future policy and charges

Section 5 – Asset Supply Profile (What do we have?)

The only assets that require inclusion in this section of the Service AMP are off street parking facilities.

Further data for the following assets are detailed in Appendix 1.

Covered Parking:-

1) West North Street Multi Storey

Suitability Rating	B
Condition Grade	B
Average Net Income	£70,000
Net Income per space	£437.50
Number of Spaces	160
Development Pressure/ Issues	
1960's structure in need of upgrading and new investment.	

2) Chapel Street Multi Storey

Suitability Rating	B
Condition Grade	B
Average Net Income	£300,000
Net Income per space	£600
Number of Spaces	500
Development Pressure/ Issues	
1960's structure in need of upgrading and new investment.	
Site was presented to the market and attracted interest in early 2000's. Development brief requires replacement of parking spaces for public use which restricts potential in current market.	

Appendix A

3) Denburn Car Park

Suitability Rating	B
Condition Grade	B
Average Net Income	£250,000
Net Income per space	£766
Number of Spaces	326
Development Pressure/ Issues	
1960's structure in need of upgrading and new investment.	
Building forms part of city centre development site and it is in shared ownership with NHS who have a health facility on the upper deck. Site will be brought to market in due course. A development brief for the site needs to be re-visited.	

Surface Parking:-

1) Virginia Street

Suitability Rating	B
Condition Grade	B
Average Net Income	£20,000
Net Income per space	£434
Number of Spaces	46
Development Pressure/ Issues	
None	

2) East North Street

Suitability Rating	B
Condition Grade	C
Average Net Income	£45,000
Net Income per space	£625
Number of Spaces	72
Development Pressure/ Issues	
The car park is scheduled to close during 2011 to be replaced by a new multi storey facility providing 150 to 190 spaces.	

3) Greyfriars/Gallowgate

Suitability Rating	B
Condition Grade	B
Average Net Income	£210,000
Net Income per space	£1,521
Number of Spaces	138
Development Pressure/ Issues	
None	

Appendix A

4) Broomhill Road

Suitability Rating	B
Condition Grade	B
Average Net Income	£9,000
Net Income per space	£530
Number of Spaces	17
Development Pressure/ Issues	
None	

5) Fonthill Road

Suitability Rating	B
Condition Grade	A
Average Net Income	£5,500
Net Income per space	£687.50
Number of Spaces	8
Development Pressure/ Issues	
None	

6) Summer Street

Suitability Rating	B
Condition Grade	C
Average Net Income	£45,000
Net Income per space	£1,071
Number of Spaces	42
Development Pressure/ Issues	
Car park needs re-surfaced. Declining income pattern.	

7) Jack's Brae

Suitability Rating	B
Condition Grade	A
Average Net Income	-
Net Income per space	-
Number of Spaces	20
Development Pressure/ Issues	
New car park – no full trading figures yet.	

Appendix A

8) Golden Square (Inner Circle)

Suitability Rating	B
Condition Grade	A
Average Net Income	-
Net Income per space	-
Number of Spaces	32
Development Pressure/ Issues	
Car Park management has recently transferred to Council. No full year figures. External rind has poor road surface.	

9) St Nicholas House (Part Time)

Suitability Rating	B
Condition Grade	B
Average Net Income	£28,087
Net Income per space	£284
Number of Spaces	99
Development Pressure/ Issues	
St Nicholas House to be sold for redevelopment/ demolition. Spaces to be replaced by new multi-storey at Marischal College.	

Section 6 – Supply / Demand Comparison

To be determined by the Car Park Asset Review.

Section 7 – Preferred Solutions & Development of Outline 5 Year Plan

To be determined by Car Park Asset Review.

A number of issues have already been identified which will be addressed more fully. These include:-

- Redevelopment of Chapel Street.
- Impact of loss of revenue at Denburn and loss of spaces
- Level of investment required to all facilities
- Replacement of East North Street facility
- Replacement of St Nicholas house facility

It is envisaged that the review will be undertaken by the Property Estates Manager, in late 2011.

Section 8 – Approval by SMT

To be presented along with Operations Service AMP at appropriate meeting.

Appendix A

Section 9 – Comments of the Corporate Asset Group

To be presented along with Operations Service AMP at appropriate meeting.

Appendix A

Property Address Appendix 1	Property Type	GIFA	Area Hectares	No. of Spaces	Construction Year Approx	Condition Grade	Required Maintenance Per Space	Suitability Grade	Total Income 2009/10	Total Income 2008/09	Total Income 2007/08	Average Annual Income	Average Annual Income Per Space
Virginia Street Virginia Street /commerce Street Mearns Street Triangular Area AB11 5AY	Car Park	N/A	0.134	46	N/A	B	£82	B	£17,465	£16,557	£27,951	£20,658	£449
Chapel Street Multi-storey Car Park Chapel Street Aberdeen AB10 1SS	Car Park (Multi-storey)	8650	0.251	500	1960	B	£656	B	£349,317	£303,561	£259,763	£304,214	£608
West North Street Multi-storey Car Park Multi-storey Car Park West North Street Aberdeen AB25 1DQ	Car Park (Multi-storey)	6000	0.299	160	1960	B	£220	B	£73,031	£78,295	£53,270	£68,199	£426
Car Park East North Street Car Park East North Street Aberdeen AB24 5HY	Car Park	N/A	0.231	72	N/A	C	£1,128	B	£68,372	£31,849	£32,055	£44,092	£612
Car Park Greyfriars/gallowgate Car Park Greyfriars / Gallowgate Aberdeen AB25 1EA	Car Park	N/A	0.34	138	N/A	B	£370	B	£210,302	£211,788	£203,075	£208,388	£1,510
Denburn Multi-storey Car Park Spa Street Aberdeen AB25 1QB	Car Park (Multi-storey)	5612.5	0.767	326	1960	B	£2,668	B	£241,333	£277,219	£245,403	£254,652	£781

Appendix A

Property Address	Property Type	GIFA	Area Hectares	No. of Spaces	Construction Year Approx	Condition Grade	Required Maintenance Per Space	Suitability Grade	Total Income 2009/10	Total Income 2008/09	Total Income 2007/08	Average Annual Income	Average Annual Income Per Space
Broomhill Road Car Park Broomhill Road Aberdeen AB10 7GX	Car Park	N/A	0.04	17	N/A	B	£0	B	£9,824	£7,202	£9,337	£8,787	£517
Fonthill Road Car Park Fonthill Road Aberdeen AB11 6UP	Car Park	N/A	0.028	8	N/A	A	£0	B	£6,322	£3,937	£6,209	£5,489	£686
Car Park, 57 Huntly Street / Summer Street Car Park 57 Huntly Street Aberdeen AB10 1TH	Car Park	N/A	0.069	42	N/A	C	£573	B	£40,909	£36,235	£56,264	£44,469	£1,059
Car Park, Jack's Brae	Car Park	N/A	0.035	20	N/A	A	£0	B	N/A	N/A	N/A	N/A	N/A
Car Park, Golden Square Inner Circle	Car Park	N/A	0.107	32	N/A	A	£0	B	N/A	N/A	N/A	N/A	N/A
St. Nicholas House - Part Time	Car Park	N/A	0	99	N/A	N/A	N/A	B	£29,767	£29,613	£24,881	£28,087	£284