

ABERDEEN CITY COUNCIL

COMMITTEE	Enterprise Planning & Infrastructure
DATE	31 May 2012
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	EP&I Service Asset Management Plans
REPORT NUMBER:	EPI/12/118

1. PURPOSE OF REPORT

To seek approval of the Service Asset Management Plans for Enterprise Planning & Infrastructure.

2. RECOMMENDATIONS

It is recommended that the Committee approve the Service Asset Management Plans for Enterprise Planning & Infrastructure.

3. FINANCIAL IMPLICATIONS

There are no immediate financial implications flowing from this Report. However, if implemented the Service priorities identified within the Service Asset Management Plans will have revenue and capital implications.

4. OTHER IMPLICATIONS

The Service Priorities identified may have staff time, condition and suitability implications.

5. BACKGROUND/MAIN ISSUES

5.1 Service Asset Management Plans

Service Asset Management Plans for EP&I were approved by this Committee in May 2011. It is recognised as best practice to update these on an annual basis.

Service AMPs are an integral part of developing corporate asset management planning as they identify key asset problems facing individual services. Each Service makes an assessment of the key property issues arising from the Council's initiatives and strategies, and also from existing knowledge on issues of property condition and suitability in each area. Service Managers have analysed the available

information about their portfolio so that gaps in provision and future needs are brought to the surface.

These Service AMPs will be used to inform bids for capital investment and enable the Council to develop a strategic approach for addressing property portfolio gaps through its Property Asset Management Plan.

5.2 Scope of EP&I Service Asset Management Plan

Service AMP's for Asset Management and Operations were approved in 2011 and have now been updated. These are shown in Appendix A and Appendix B. An additional Service AMP has also been produced to cover Planning & Sustainable Development and is shown in Appendix C.

It should be noted that certain EP&I property assets will be dealt with out with this report. The relevant assets and the reasons why are as follows:-

- 1) Vehicle Workshop Kittybrewster – Will form part of the Fleet Asset Management Plan, which will be reported after the summer recess.
- 2) Corporate Office Accommodation – This is covered by the ongoing office accommodation review, with updates on this going to the Finance & Resources Committee.

5.3 Outcomes from the Service AMPs

The Operations and Planning & Sustainable Development Service AMP's were approved at a meeting of the Corporate Asset Group (CAG) on 25 April. The CAG were also consulted on the Asset Management Service AMP with no comments being submitted.

From the Service the Preferred Solutions Are:-

Asset Management

- 1) Complete Car Park asset review to determine preferred solutions. Target Completion – December 2012.

Operations

- 1) Establish benefits of moving Traffic Management Team along with the team for Penalty Charge Notices and Permits to ground floor of Spring Garden. Consider moving other appropriate teams from Marischal College to the first floor of Spring Garden. Then carry out moves as appropriate. Target Completion – July 2012
- 2) Consider the following options for our Roads Depots as part of the ongoing Depot Review. Target Completion – August 2012

- Because of the need to have the same storage, garaging etc as there are at the moment it would not seem a worthwhile option to give up the three locations to move to a single location unless it fulfilled all the current requirements and its location was suitable, if a property of a similar requirement came on the market then a move would need to be considered. Target Completion – August 2016
 - An alternative would be to spend money on the West Tullos Depot to change the area of staff facilities, move store to ground floor and increase garage area. Target Completion – August 2014
- 3) Consider Mobile Working such that men do not need to return to the depot to receive work instructions. e.g. Works Programmer, Integrated Computer Systems, etc. Target Completion – April 2014

Planning & Sustainable Development

1) Park and Ride Sites

- The permanent site for the Bridge of Don Park and Ride will be determined by a further report to the Enterprise Planning and Infrastructure Committee. Target Completion – May 2012.
- Park & Choose site at the A96 Dyce Drive will follow the AWPR timeline which is detailed in section 3.4. Target Completion - The timing cannot be determined at present time.

2) Berryden Improvement Corridor Assets

- The Powis Terrace units would benefit from early demolition. However, there is no capital budget allocation for the Berryden improvement corridor – this will be reviewed on an annual basis
- Replacement of Berryden Business Centre sub station - there is no capital budget allocation for the Berryden improvement corridor – this will be reviewed on an annual basis
- Hutcheon Street - remain vacant but will be reviewed monthly by the Corporate Asset Group

3) PTU Parking Facility

- Continue to work with Asset Management to identify an alternative site. Target Completion - TBC

5.4 Next Stage

The approved Service AMP's along with all the other Directorates Service AMP's will feed into the 2012 Property AMP and help identify future capital spending demands.

6. IMPACT

Corporate - The continued implementation of the Property Asset Management Plan will ensure that the Council is utilising its property portfolios to support Services in implementing the Single Outcome Agreement. The approved property visions and asset objectives already support *Vibrant, Dynamic & Forward Looking*.

Public – Subject to Service Priorities

7. BACKGROUND PAPERS

Property Asset Management Plan Update 2011
Property Asset Management Plan 2009

8. REPORT AUTHOR DETAILS

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