

Service Asset Management Plan 2011

Directorate – Enterprise Planning & Infrastructure

Service – Asset Management & Operations (Asset Management)

Officers Completing Form – Stephen Booth, Property Estates Manager
Alastair Reid, Team Leader – Asset Management

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 now in place.

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

- 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 Marischal College and Kittybrewster (approx. 100 staff). There are currently no identified issues in relation to office accommodation.

Appendix A

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 by Autumn 2012.

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 – Covered by ongoing Corporate Office Review.

Property Investment Portfolio (Property Investment Manager)

Main Functions

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

Appendix A

Assets

- Tenanted Non Residential Portfolio (TNRP). No requirement to include in Service AMP. This will be included within the 2012 Property Asset Management Plan.

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 underway and will be completed during 2012.

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 to be included in this section of the Service AMP are off street parking facilities.

Car Parking – off Street

Appendix A

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

The Asset Review will address all key issues in relation to the current facilities, current market, operational issues, long term development issues, future policy and delivery.

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

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

Car Parking – off Street

Site	Type	Suitability Rating	Condition Grade	No. of Spaces
West North Street Multi Storey	Covered	B	B	160
Chapel Street Multi Storey	Covered	B	B	500
Denburn Car Park	Covered	B	B	326
St Nicholas House	Closed			
Total Covered				986
Virginia Street	Uncovered	B	B	46
Greyfriars/Gallowgate	Uncovered	B	B	138
Broomhill Road	Uncovered	B	B	17
Fonthill Road	Uncovered	B	A	8
Summer Street	Uncovered	B	C	42
Jack's brae	Uncovered	B	A	20
Golden Square	Uncovered	B	A	32
East North Street - Closed	Closed			
Total Uncovered				303
Marischal College – PT Under Development	Covered	A	A	92
Frederick street – Under development	Covered			185
Total New				276

Asset Performance

Site	Income 2011/12	Spaces	Net Income (EBITDA*)	Income per space
West North Street Multi Storey	£69,945	160	£47,008	£293
Chapel Street Multi Storey	£490,000	500	£380,210	£760

Appendix A

Denburn Car Park	£388,484	326	£299,219	£917
St Nicholas House	-		-	
Virginia Street	£32,267	46	£12,820	£278
Greyfriars/Gallowgate	£292,342	138	£231,732	£1,679
Broomhill Road	£19,755	17	£17,666	£1,039
Fonthill Road	£6,522	8	£5,574	£697
Summer Street	£79,658	42	£65,109	£1,550
Jack's Brae	£6,284	20	£2,024	£101
Golden Square	£120,654	32	£71,169	£2,224
East North Street - Closed	-		-	
Marischal College – P/T Under Development	-	92	-	-
Frederick street – Under development	-	185	-	-

* Earnings before interest, taxes, depreciation and amortisation (Net Profit)

In Financial year 2011/12 the net income from off-street parking rose from creating a surplus of just over £1 million to a surplus just over £1.2 million, around 20%. This was against a hoped increase of around £1.5 million. (It should be noted that this figure excludes income (and costs) associated with permits and PCN's). This is because these entitle the holder to use a number of car parks so they can't be allocated to a particular car park.

Section 6 – Supply / Demand Comparison

To be determined by the Car Park Asset Review.

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

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

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

Car Park	Development pressures/ Issues
West North Street Multi Storey	Ongoing maintenance and upgrading issues for 1960's structure.
Chapel Street Multi Storey	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

Denburn Car Park	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. The site also encompasses around 144 spaces held on the Housing Revenue Account. The future of the site will be formally reviewed during 2012 to consider the redevelopment potential based on an updated development brief approved in 2011. Any redevelopment should reflect the significant income generated.
St Nicholas House	Facility closed in 2011. Impact on income.
Virginia Street	No current issues
Greyfriars/Gallowgate	No current issues.
Broomhill Road	No current issues.
Fonthill Road	No current issues.
Summer Street	Car park needs re-surfaced. Declining income pattern.
Jack's brae	No current issues
Golden Square	Car Park management has recently transferred to Council.
East North Street	Facility closed. Impact on income.
Marischal College – PT Under Development	New development on part-time basis. Investment made in 2011/12
Frederick street – Under development	Development currently on site and should be complete in late 2012. Investment to be made in collection capability.

Section 8 – Approval by SMT

To be presented along with other EP&I Service AMP's at appropriate meeting.

Section 9 – Comments of the Corporate Asset Group

The Service ANP was circulated to CAG as part of report consultation. No comments were submitted.