

ABERDEEN CITY COUNCIL

COMMITTEE	Enterprise Planning & Infrastructure
DATE	29 August 2013
DIRECTOR	Gordon McIntosh
TITLE OF REPORT	EP&I Service Asset Management Plans Update 2013
REPORT NUMBER:	EPI/13/082

1. PURPOSE OF REPORT

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

2. RECOMMENDATION(S)

It is recommended that the Committee approve the updated 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 2011, with the subsequent update being approved on 31 May 2012. 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 & Operations and Planning & Sustainable Development were approved in 2012 and have now been updated. These are shown in Appendices A-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 – Forms part of the approved Fleet Asset Management Plan.
- 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 Service AMP was deemed approved by the Corporate Asset Group following consultation in early August 2013.

From the Service the Preferred Solutions Are:-

Asset Management

- 1) Complete a comprehensive review of all parking assets during the current financial year to include sites with development opportunities and an audit of free car parks.

Operations

- 1) Complete salt storage expansion at Bucksburn Depot. Target Completion – Summer 2013
- 2) Maintain the current position and identify urgent capital/revenue works required for existing depots/yards and introduce an annual maintenance programme of repairs.

- 3) Review the provision of services towards the end of the 5 year period and if service delivery would be improved by a single depot operation seek the appropriate funding.
- 4) Close the Mundurno yard moving the usable materials to other locations within the City allowing the site to be potentially declared surplus. Target Completion – 2015
- 5) Condition Survey carried out to existing catering establishments. Target Completion:- 2015

Planning & Sustainable Development

1) Park and Ride Sites

- The permanent site for the Bridge of Don Park and Ride will be determined by the outcomes of the AECC tendering process. Target Completion – summer 2013.
- Park & Choose site at the A96 Dyce Drive and Dyce Drive Link Road will be delivered by ACC. Target Completion - 2015

2) Berryden Improvement Corridor Assets

- The Powis Terrace units would benefit from early demolition. However, there is currently no capital budget allocation for beyond Phase 1 of the Berryden improvement corridor – this will be reviewed on an annual basis
- Replacement of Berryden Business Centre sub station - as above – this will be reviewed on an annual basis
- Hutcheon Street - included Phase 1, which has NHCP funding and therefore should be demolished as part of the Phase 1, which is anticipated to be completed in 2017.

3) South College Street

- South College Street is part of the NHCP 5 year capital programme and may be included for completion in 2016. Both South College Street and Berryden Phase 1 are part of the NHCP Programme item – Central Aberdeen Infrastructure – which also includes the Pedestrianisation of Union Street from Market Street to Bridge Street – this mini programme will not only meet the needs of improving the City's transport network in accordance with the LTS and RTS, but will also complement the regeneration commitment for the City Centre.

4) PTU Parking Facility

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

6. IMPACT

Corporate - The continued implementation of Asset Management will ensure that the Council is utilising its assets to support Services in implementing the Single Outcome Agreement. In addition the plan contributes to achieving the vision set out in 'Aberdeen: The Smarter City'. Assets have a particularly important role to play in Smarter Living, Smarter People, Smarter Environment and Smarter Mobility themes.

Public - The continuing improvement to the Council's assets through good asset management practices will help ensure that services are being delivered from an effective asset base.

7. BACKGROUND PAPERS

Property Asset Management Plan 2012
Corporate Asset Management Plan 2013

8. REPORT AUTHOR DETAILS

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