

Service Asset Management Plan 2013 Update

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 co-ordinated 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, Hugh Murdoch, Alastair Reid, Scott Paterson.

Links to Business Planning and Budget Process

The Service AMP recognises Aberdeen: the Smarter City and the EP&I Business Plan 2010 – 2013. This Service AMP has direct links to a number of the priorities identified within the Smarter City document.

Section 2 – Description of Service

The structure for the future delivery of Asset Management was approved in April 2011 and is now well established.

The Services are primarily located within Marischal College and Kittybrewster Vehicle Workshop (approx. 100 staff). There are currently no identified issues in relation to office accommodation.

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 inclusion in this Service AMP; where this is the case an appropriate comment has been made.

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Estates Service 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

Assets

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

Fleet Services Main Functions

- Fleet Maintenance
- Taxi Inspections

Assets

- Vehicle Workshop – Included within Fleet Asset Management Plan which was approved by the Finance & Resources Committee in February 2013.

Asset and Capital Management 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 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 is included as part of the annual Property AMP, with the next update due in September 2013.

Section 3 – Anticipated Changes to the Service

The only assets that require inclusion 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:-

- Economic development
- Traffic management
- Income generation

Given the number of issues associated with the current responsibilities, management, operation and development of facilities it is intended to undertake a more comprehensive review of parking provision in the City. This will also include a review of the free car parks across the City and will be advanced as resources allow.

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 to the City Centre Masterplan. It will also consider the impact of the Local Transport Strategy 2008-13 and the issuing of block permits across some of the car parks.

Note - This review will be undertaken as a separate exercise currently being progressed which is examining the various aspects of car parking charges in the city.

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 – Off Street

The future demand profile is currently under consideration and will be influenced by the outcome of the Asset Review which will address all key

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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. They are summarised below, with a more detailed version shown in Appendix A1.

Car Parking – Off Street

Pay and Display Sites

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	C	326
Marischal College Multi Storey	Covered	B	A	92
Frederick Street Multi Storey	Covered	A	A	185
			Total	1263
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
			Total	303

Free Sites

Sites	Type
Brimmond Hill Car Park	Non Pay & Display
Viewfield Road Car Park	Non Pay & Display
Tanfield Walk Car Park	Non Pay & Display
Sclattie Park Car Park	Non Pay & Display
597 King Street / St Machar Drive	Non Pay & Display
Greenburn Road Car Park	Non Pay & Display

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Dunmail Avenue Car Park	Non Pay & Display
Summerfield Tce Former Staff Car Park	Non Pay & Display
Greenburn Road Car Park / Bankhead Academy	Non Pay & Display
147 Victoria Street, Dyce	Non Pay & Display
Fairview Street, Danestone	Non Pay & Display
Kennerty Road/ Millside St Mary's Place	Non Pay & Display
Station Road, Bucksburn	Non Pay & Display
Donmouth Road	Non Pay & Display
Crombie Road	Non Pay & Display

Asset Performance (Pay and Display assets only)

Site	Gross Income 2012/13	Spaces	Net Income (notional FMOP)	Income per space
West North Street Multi Storey	72,202	160	62,027	388
Chapel Street Multi Storey	510,462	500	414,505	829
Denburn Car Park	368,353	326	264,777	812
Marischal College Multi Storey	27	92	28	0
Frederick street Multi Storey	249	185	- 46,049	- 249
Virginia Street	31,295	46	20,945	455
Greyfriars/Gallowgate	286,419	138	230,992	13,588
Broomhill Road	23,644	17	20,562	490
Fonthill Road	13,297	8	12,300	615
Summer Street	75,980	42	64,645	2,020
Jack's Brae	123	20	- 4,376	- 137
Golden Square	121,055	32	69,995	2,187
			1,110,351	

(Figures exclude all permits and PCN's and collections costs)

In Financial year 2012/13 the net income from off-street parking reduced from a surplus of around £1.2 million in 2011/12 to £1.1 million in 2012/13. This is primarily explained by the issues in relation to Marischal and Frederick Street.

In addition the income from business parking permits across all sites rose from £227k approx. in 2011/12 to £360k approx. in 2012/13.

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 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.

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	The asset is a 1960's structure with ongoing maintenance and upgrading issues related to its age and type of construction. Income figures have been steady although usage has increased driven by a high number of permit users.
Chapel Street Multi Storey	<p>The asset is a 1960's structure in need of upgrading and new investment.</p> <p>The site has been previously considered for new investment and a now outdated development brief is available.</p> <p>New office development in the West End has created a demand for monthly permits for the site with a cap now having been placed on permits.</p> <p>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.</p>
Denburn Car Park	<p>1960's structure in need of upgrading and new investment. Rated as C (Poor) in terms of condition.</p> <p>The site forms part of city centre development site and it is in shared ownership with NHS who has a health facility on the upper deck. The wider site also encompasses around 144 spaces held on the Housing Revenue Account.</p> <p>The future of the site is currently under consideration with the joint owners with a view to take forward redevelopment proposals during 2013. At this time the principle behind the Council's objectives is that the revenue stream and provision of public car parking on the site is preserved going forward. This may</p>

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	however result in a temporary loss of income whilst redevelopment takes place.
Marischal College Multi Storey	The car park at Marischal College is a restricted hours site on hours similar to the previous St Nicholas House site. The car park performs poorly in relation to the St Nicholas House reflecting the less accessible location of the asset. Further consideration will be given to the appropriate promotion of the facility.
Frederick Street Multi-Storey	The new Frederick Street facility opened in late 2012, ahead of the redevelopment of the new Health Village being created opposite. It is envisaged that the performance of the asset will improve once the Health Village becomes operational. The car park includes some spaces covered by NHS permits.
Virginia Street	No current issues.
Greyfriars/Gallowgate	Gallowgate is the best performing asset within the Council's portfolio on a rate per space basis. This reflects the prime location of the asset and limited maintenance given it is a surface only car park. Consideration should be given to the opportunities the location offers with potential to look at how the asset interacts with other public sector asserts nearby.
Broomhill Road	No current issues.
Fonthill Road	No current issues.
Summer Street	Car park is due to be re-surfaced under conditional and suitability budget. Declining income pattern.
Jack's Brae	No current issues.
Golden Square	Car Park management transferred to Council in 2011. There is a specific complication relative to the issue of valid tickets allowing parking which requires to be considered at some point. A report was presented to the EP&I Committee in March but a decision was postponed pending a wider review of parking in the city centre.
Review of free car parks.	Further consideration will be given to review the usage of all free spaces to look at both potential for pricing and other controls including maximum stay requirements. Car parks which adjoin surplus assets/development opportunities (e.g. site at Bankhead Academy) should be considered in relation to usage, demand and value from possible development with adjacent sites.

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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 AMP was deemed approved by the Corporate Asset Group following consultation in early August 2013.