



# Asset and Estate Management Service

Audit Committee  
13<sup>th</sup> March 2013

Anna Osborne  
Assets & Estates Manager

# Agenda

The Team

The Property Portfolio

Responsibilities of the Team

Valuation of Assets

Localism Bill

Disposal of Assets

# The Team & Their Role

Provide an estate management, valuation and strategic asset management service to the Council in respect of its own property ownership as well as for any other property for which the Council may have dealings.

# The Portfolio

In principle the authority only holds assets which are:

- **Required for operational purposes in the delivery of services or**
- **Support corporate priorities or**
- **Have strategic value and can be used to influence and promote town centre developments**

## Number of Assets Held by the Authority Operational Property (PPE)

	2000	2003	2007	2012
Administrative office & Service Centre	7	5	3	3
Town Centre & Resident Car Parks	31	32	31	33
Swimming Pools & Health Centres	5	5	5	5
Cultural Facilities & Community Centres	8	8	10	9
Operational Public Conveniences	16	16	8	4
Open Space & Play Areas	N/C	N/C	N/C	N/C

## Number of Assets Held by the Authority Investment Property

	2000	2003	2007	2012
Neighbour-hood Shops	29	27	23	23
Miscellaneous Commercial Assets	13	13	6	12
Industrial and Commercial Ground Leases	17	17	17	17
Miscellaneous and Community Uses	N/C	N/C	N/C	25
Surplus & Vacant Assets	7	11	10	8

# The Team's Responsibilities

- Asset Management Plan.
- Advice
- Estate Management Service
- Negotiate way leave, easements, licenses etc. for rights of way, light, utilities etc.
- Rationalisation of Property Portfolio
- Property valuations
- Negotiate acquisitions, disposals & leases
- Manage Asset Register
- Manage development projects

# Current Issues

- How do we value assets and why have some dropped significantly in value?
- How is the Localism Bill affecting use of Council assets?
- How and why do we dispose of assets?



# ANY QUESTIONS?

