

APPENDIX 2

KEY CHALLENGE AREAS	KEY AUDIT STUDY RECOMMENDATIONS	ASSET MANAGEMENT BOARD POSITION	COMMENTS
1. Strategy, policy and plans	Councils should ensure that they have effective asset management plans and strategies for their properties, IT, vehicles, roads and associated infrastructure.	Proposals being brought forward by Board per report to SMT 14 th April 2009.	The Board will recommend improvements to service asset management, corporate asset management and capital planning arrangements.
2. Structure, roles and responsibility	Councils should ensure that elected members and council officers have transparent mechanisms for scrutinising property use and the cost of holding property.	Proposals being brought forward by Board per report to SMT 14 th April 2009.	These will more clearly define corporate management arrangements, roles and responsibilities.

<p>3. Working with service areas</p>	<p>As per (1) above.</p> <p>Plans and strategies should:-</p> <ul style="list-style-type: none"> • Set out how each type of asset will contribute to council objectives and service aims. • Set targets for assessing progress, including the condition and suitability of each asset. • Describe an overall plan for achieving this. 	<p>Revision of service asset management guidance, templates, and performance framework instigated at Board meeting on 22nd May 2009.</p> <p>Will be embedded within Nos. 1 & 2 above.</p>	<p>As in Nos. 1 & 2 above this area of work will be the subject of a separate and more detailed report by the Asset Management Board.</p>
<p>4. Data collection</p>	<p>Councils should ensure asset information is up to date, complete, and in a form which allows the production of appropriate management reports</p>	<p>Existing action being progressed by Board. Meeting of Asset Board Sub-Group held on 5th May 2009 to develop proposals.</p>	<p>Proposals from this exercise will be incorporated into exercise outlined in No. 3 above.</p>
<p>5. Performance management</p>	<p>Councils should establish robust reporting procedures for asset performance, to assess progress against their strategies</p>	<p>Existing action being progressed by Board. Meeting of Asset Board Sub-Group held on 5th May 2009 to develop proposals.</p>	<p>Proposal will be contained in a more detailed report by the Asset Management Board</p>

<p>6. Implementation</p>	<p>As per (1) above. Councils should:-</p> <ul style="list-style-type: none"> • formulate a long-term capital strategy, linked to achieving the aims of their asset management strategies; this should include a formal corporate approach to options appraisal for proposed capital projects. • Consider issues of sustainability, such as Co2 emissions, in their whole-life costing model for proposed capital projects. • Ensure that whole-life costs are taken into account in councils' capital and revenue planning. 	<p>Proposals being brought forward by Board per report to SMT 14th April 2009.</p>	<p>As in Nos. 1 & 2 above this area of work will be the subject of a separate and more detailed report by the Asset Management Board.</p> <p>Proposals will encompass key challenge areas Nos. 1-6</p>
<p>7. Commercial property review</p>	<p>Councils, Community Planning Partnerships and the Scottish Government should make use of legislation which allows councils to sell assets at below market value if it is for public benefit, where this is consistent with a published policy objective, and would achieve Best Value for the public sector overall.</p>	<p>Review of Non-operational property commissioned and completed by Board in 2008.</p>	<p>SOA Impact on corporate asset management arrangements to be assessed.</p>

		Third Sector Demonstration Project currently examining public benefit aspect of asset management use and planning.	Third Sector consultation exercise taking place throughout June 2009.
8. Property review	<p>Councils should:-</p> <ul style="list-style-type: none"> • work together to implement a consistent methodology for measuring building suitability. • where significant changes are planned to assets in an area, or to a particular type of asset, for example school buildings, ensure consultation with residents is open about the issues the council is facing and provides clear information about the options for change. • agree with community planning partners arrangements for joint planning, management and property sharing. This should include identifying and tackling the barriers to strategic joint working around public assets and developing shared property databases to facilitate joint working. 	<p>The Board will continue to support membership and participation in national benchmarking groups/schemes.</p> <p>GIS CPP Project has recently commenced, building on earlier asset management initiative approved by CPP Management Committee in 2007.</p> <p>Office rationalisation studies have involved consult'on with CPP's</p>	<p>The Strategic Asset Manager will continue national AMP policy development role to inform current and future Board activities</p> <p>.</p> <p>This Project is sponsored by the GIS Board but will be tracked also by the Asset Management Board where it is seen as a key area for development.</p>