

# **Asset Management Plan**

**Year 1 Review**

**August 2020/2021**

for Spelthorne Borough Council





Benwell House (Housing)



Spelthorne Leisure Centre (community services)



Five Swimmers Fountain (water feature)



Swan Arches (Public art)



Walled Gardens (Parks)



Stanwell Green War Memorial



The White House (Hostel)

Lammas mini-Golf, (awaiting pic)

# SUMMARY

The Asset Management (AMP) plan document has been produced to highlight how the Council's assets support our corporate objectives and the services we provide. It sets out principles, priorities, and action to ensure our assets are used and managed as efficiently and effectively as possible.

The Asset Management Plan focuses on:

- Spelthorne Priorities
- The Estate and Strategic Objectives

The priorities are Community, Affordable Housing, Recovery, Environment, and Service Delivery.

The Estate and Strategic Objectives are: Strategic, Investment, Municipal Portfolio, Governance, and Knowle Green Estates.

The Council's overall property portfolio as of 31<sup>st</sup> March 2021 has:

- A capital value of more than £0.96bn.
- Investment portfolio, an emerging housing company and a significant municipal asset base with some £75m of operational plant and equipment.

Due principally to Covid, the portfolio capital value reduced by c £50m since the March 2020 valuation. However, rental income has remained stable during this period.

The above clearly highlights the need to ensure that the property Spelthorne owns, uses, develops, and has invested in is fit for purpose, managed effectively and represents value for money.

To be able to deliver these priorities, the AMP has further set out 4 key areas of work under 'Action Plan and Resourcing' to facilitate the Asset Management team to support the overall SBC Corporate objectives.

**The 4 key areas of work are:**

- 1) Management of AMP processes
  - 2) Management and consolidation of investment Portfolio
  - 3) Management of the municipal portfolio
  - 4) Regeneration /development projects
- Covid 19 has brought a significant decrease of customers in paid car parks, with a significant

increase of customers in car parks with a free or heavily discounted tariff in recreation grounds.

- Tothill MSCP was closed down and car park spaces were temporarily relocated to Riverside Surface Car Park due to the decrease in numbers of customers using this car park. Income generated through car parking charges significantly decreased.
- Sunbury Leisure Centre – During Covid 19, the pool was drained down which highlighted major works needed to be carried out before re-opening. The unexpected cost of this project was approx. £375k and had to be completed in order to re-open the Leisure Centre.

The Asset team continued to operate during the pandemic and are able to report on some of the team successes:

- 99% of rent invoiced for 2020-21 collected on the commercial investment portfolio.
- Progress made with 5 construction projects, Fordbridge, White House (31 flats), Harper House, West Wing and Benwell House Phase One to be delivered by 2021/2022.
- In discussion with Runnymede to TUPE 3 members of staff by April 2021 to provide an in-house Facilities Management team. This will maintain consistency and service delivery of SBC properties. Staff successfully TUPEd over.
- Property Information Management System (PIMs). The system has been implemented and it has been fully populated with all properties that SBC currently own. The properties have been created, all units have been populated and the data has been reviewed.
- Dedicated banking account for rent collection implemented
- Strengthening the team with the addition of new resources in areas such as Development Management, Residential Management/Lettings and Administration.

During the COVID-19 pandemic, the team maintained good communication whilst working remotely not only to ensure they are able to continue to deliver the SBC priorities and objectives but also to be able to support each other during these very challenging times.

To allow for some flexibility with new procedures and processes being implemented; and the addition of new resource, some of the deadlines in the action plan extend to 2023.

Please note, the action plan is a working document and is expected to be flexible to allow for unexpected changes. The Asset Management Plan Executive provides an update on the action plan, either being in progress, completed or ongoing.

