



**CIPFA Property  
AMP Network**

# Delivering Total Assets

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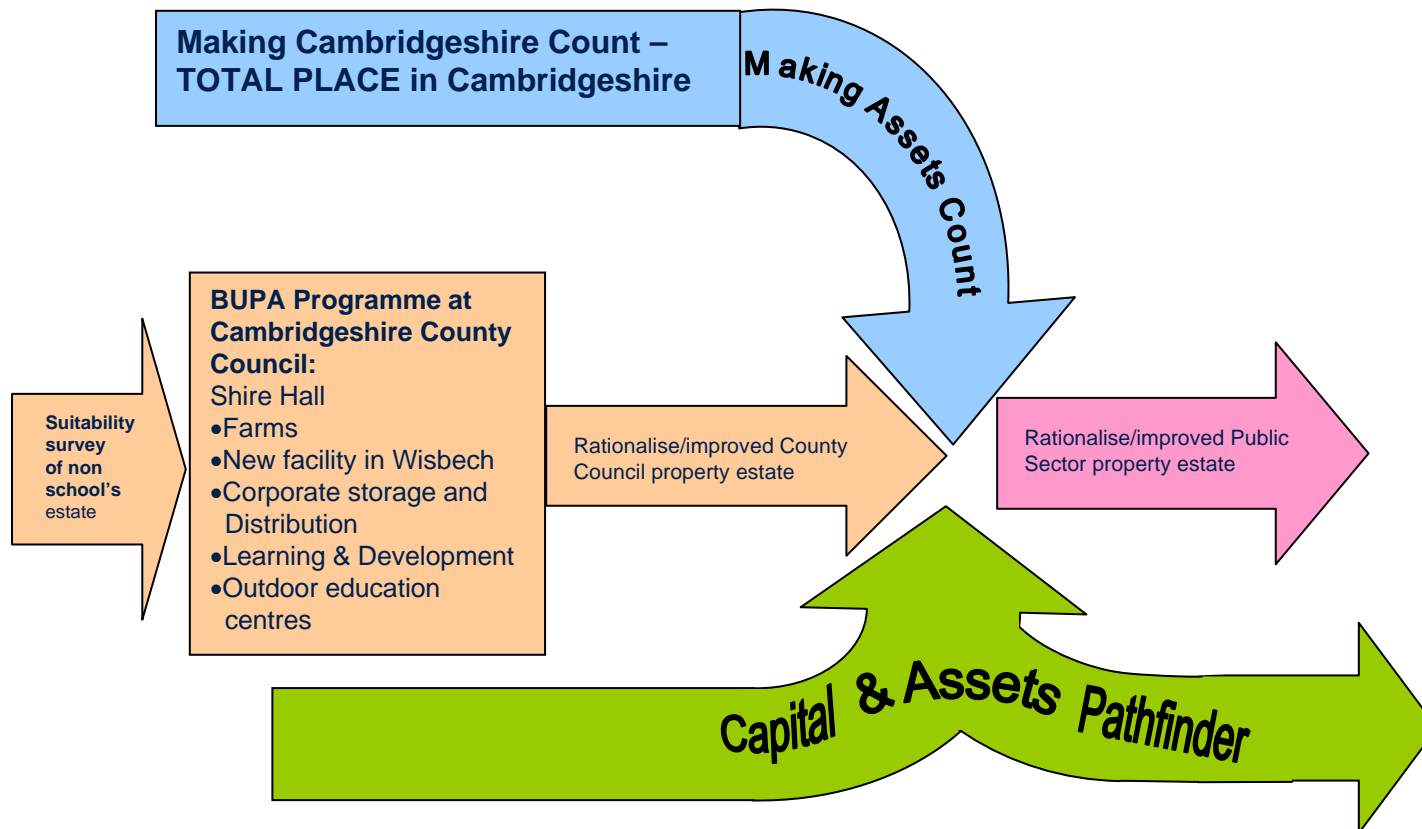
**Cambridgeshire County Council**

**(East Region Capital and Assets Pathfinder)**

# Capital and Assets Pathfinder

- ◆ Announced in budget – CCC are the east region pathfinder, there are 10 others across country
- ◆ Pathfinders will:
  - Map assets
  - Map capital streams
  - Design a commissioning approach to asset management and investment
  - Develop and test different investment models
  - Develop a more comprehensive approach to construction procurement
  - Maximise other opportunities through better asset management and capital investment
  - Identify barriers

# BUPA to Pathfinder



# Better Utilisation of Property Assets (BUPA)

- ◆ 10 year programme
- ◆ Aim is to ensure that all of the non-schools estate is fit for purpose and meets all envisaged service needs for at least the next twenty years.
- ◆ Initial assessment envisaged:
  - investment of £85m
  - capital receipts of £112m
  - £27m surplus
- ◆ Surplus to be used either for supporting services or the repayment of debt

# Better Utilisation of Property Assets

- ◆ Projects approved and underway:
  - **£4.5m investment in farms estate**
    - Projects include new barns, land drainage, improvements to electrical systems, house extensions, insulation.



- **Shire Hall Campus**
  - Cabinet resolved to stay on site for 10 years
  - Early Investment in major required maintenance
    - (to ensure receive the benefit)
  - Remain alert to opportunities to relocate

- **New facility in Wisbech**
  - £6.5m investment
  - Possible a new built facility shared with partners



# Better Utilisation of Property Assets

## ◆ Projects approved and underway (cont):



- Corporate Storage and Distribution
  - Review all stock holding policies to ensure only minimal stock is kept
  - Most items currently treated as stock or stored need not be, e.g. archaeology collections should be representative rather than catch all, library book stock should be rotated faster between libraries etc.
- Learning and development
  - Continue the operation of the Professional Development Centres
  - Reducing external expenditure on hire of facilities for training
  - More concerted use of other council training rooms and negotiated contracts with external suppliers
- Outdoor education centres
  - Retain the existing centres
  - Fund a number of safety and energy use improvements



# Better Utilisation of Property Assets

## ◆ Next challenge to identify next tranche of projects (and for the year after)

- History centre
  - Current facilities deemed not fit for purpose
  - Currently developing options
  - Cabinet decision summer/autumn 2010
- Caretaker housing
  - 80 dwellings
  - Don't meet decent homes standards
  - Options range from retain to divestment



# Total Place

- ◆ Making Cambridgeshire Count is TOTAL PLACE in Cambridgeshire
- ◆ Made up of several projects
  - Public Service Redesign
  - **Making Assets Count**
  - Community support for older people
  - Charter of priorities to tackle inequalities
  - Tackling domestic abuse
  - Supporting Gypsies and Travellers
  - Sharing Services
  - Places pilot in Arbury and March



2005-2006  
Asset Management

# Partners of Making Assets Count

Cambridgeshire County Council

Cambridge City Council

East Cambridgeshire District Council

South Cambridgeshire District Council

Huntingdonshire District Council

Fenland District Council

Horizons

Cambridgeshire Primary Care Trust

Cambridgeshire Constabulary

Cambridgeshire Fire & Rescue

Homes and Communities Agency

East of England Development Agency

Government Office East

Improvement East

**Co sponsors:**

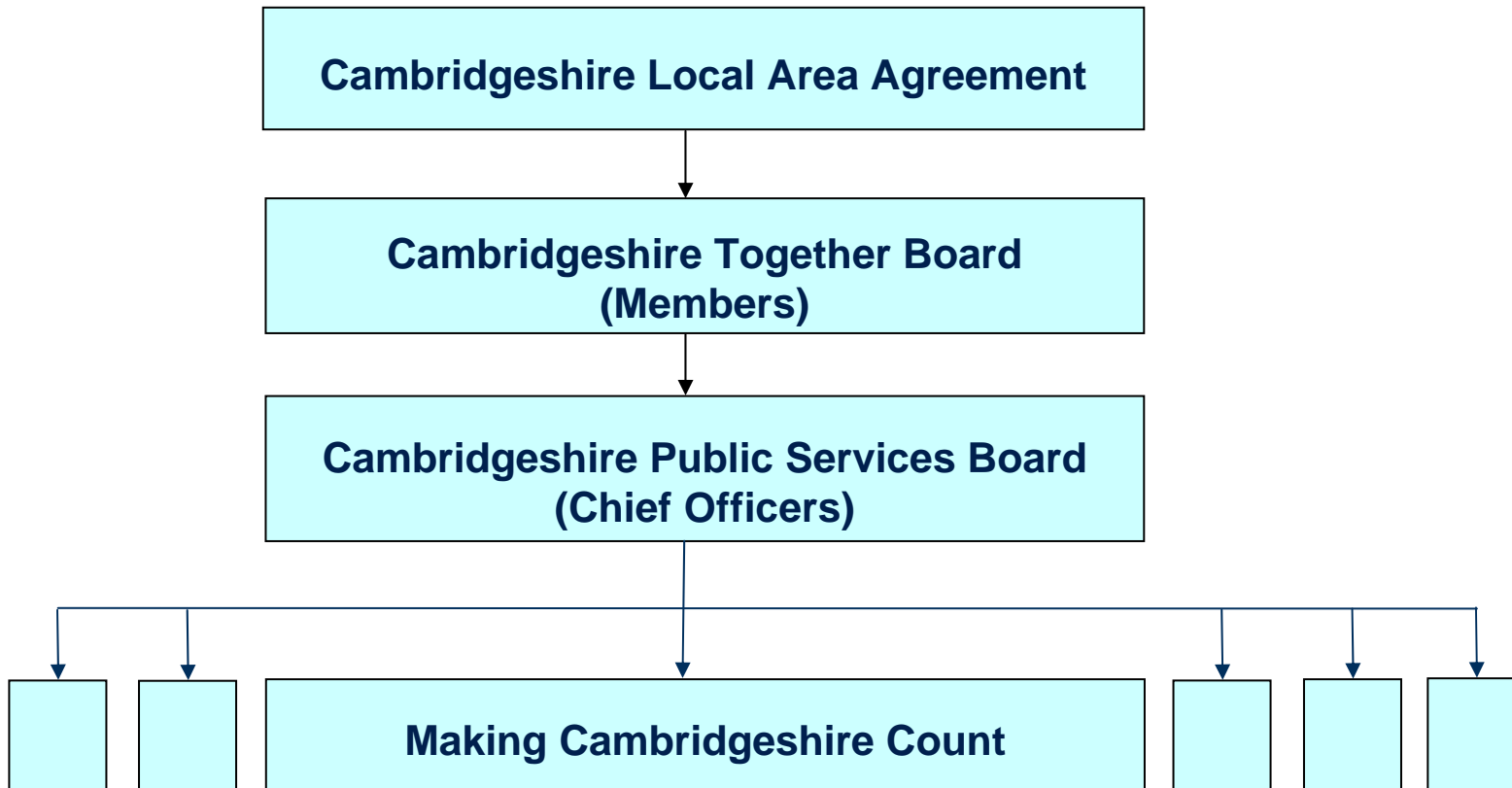
**Alex Plant, Chief Exec, Horizons  
Graham Stagg, Chief Fire Officer**

***Whilst not all are  
actively involved in  
the Project Board all  
can see the benefits  
of mapping assets***

# Making Assets Count

- ◆ What's it all about?
  - Significant savings by combining and sharing property
  - Rationalising the combined estate
  - Maximising the investment potential

# Making Assets Count



# Key Data

Source: Statement of accounts 2008/2009

£ millions	County	City	ECDC	FDC	Hunts DC	SCDC	Fire	Police	PCT	TOTALS
Operational	813.1	94.7	13.5	25.5	31.8	14.4	17.6	29.5	41.7	1,081.8
Non operational (includes under construction)	153.0	90.0	1.6	8.3	20.0	2.1	0.0	9.8	0.0	284.8
									Total	1366.6

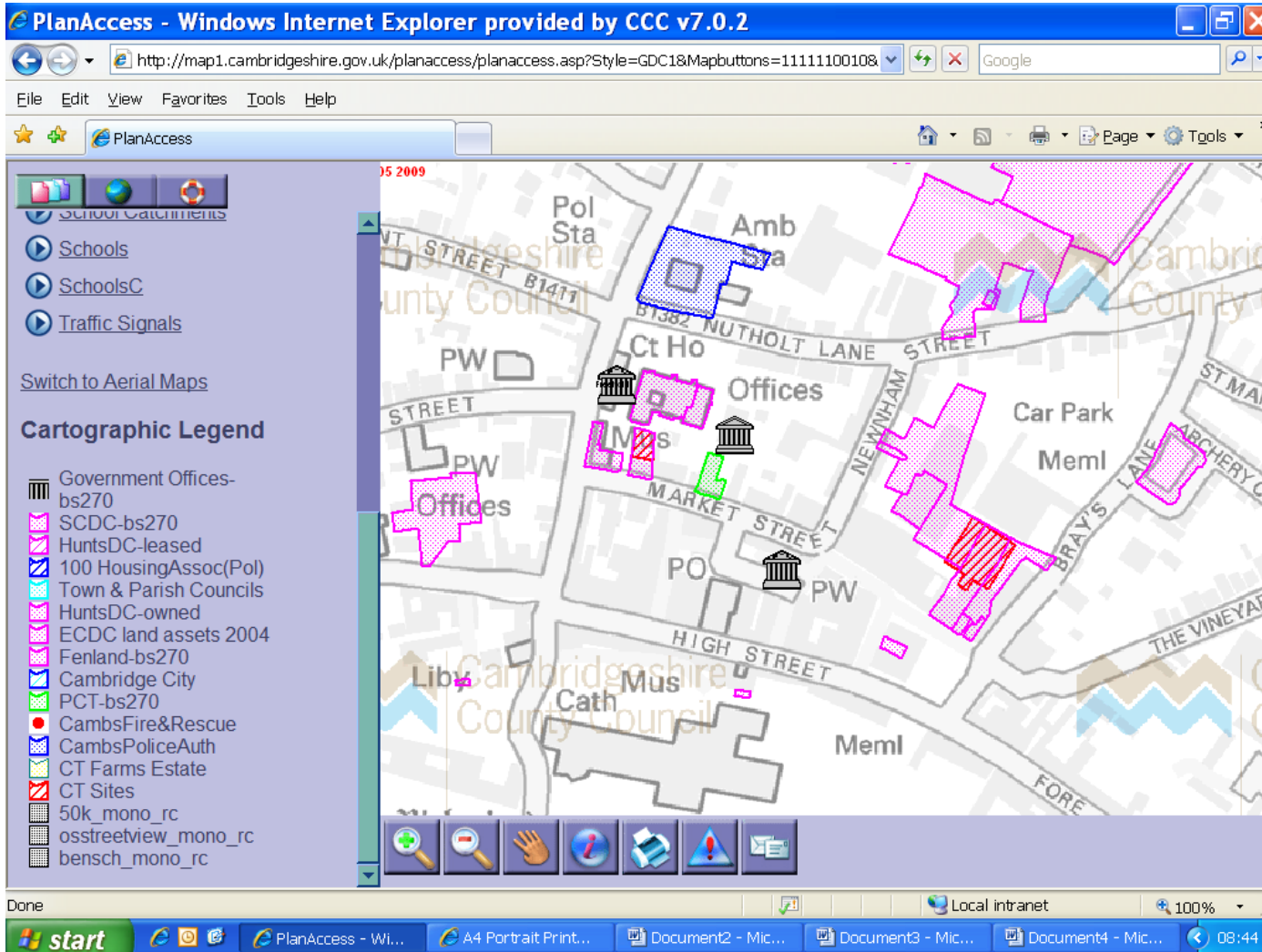
Number of buildings	414	456	139	520	205	7	31	27	no info	1799
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# Making Assets Count

## What's happening?

- Project Initiation complete
- Report to partner groups Summer 2010 to elicit continued support
- Mapping the public realm
  - Mapping all the public sector property assets on to one GIS hosted by County Council.
  - Includes County, District Councils, Fire, Police, PCT and government property assets
  - Accessible via internet
  - Largely complete

# Mapping the Public Realm



PlanAccess - Windows Internet Explorer provided by CCC v7.0.2

http://map1.cambridgeshire.gov.uk/planaccess/planaccess.asp?Style=GDC1&Mapbuttons=1111110010&

File Edit View Favorites Tools Help

PlanAccess

Switch to Aerial Maps

**Cartographic Legend**

- Government Offices-bs270
- SCDC-bs270
- HuntsDC-leased
- 100 HousingAssoc(Pol)
- Town & Parish Councils
- HuntsDC-owned
- ECDC land assets 2004
- Fenland-bs270
- Cambridge City
- PCT-bs270
- CambsFire&Rescue
- CambsPoliceAuth
- CT Farms Estate
- CT Sites
- 50k\_mono\_rc
- osstreetview\_mono\_rc
- bensch\_mono\_rc

Done

start PlanAccess - Wi... A4 Portrait Print... Document2 - Mic... Document3 - Mic... Document4 - Mic... 08:44

<http://bit.ly/9jBmQF>

# Making Assets Count

## What's else is happening?

- Suitability survey
  - Using a common methodology
  - Hosted by County Council
  - Work underway, completion Autumn
- Public sector AMP
  - Headings drafted
  - Adoption aimed for Winter 2010

# Making Assets Count and?

- Pooling the money
  - Identification of and aligning capital programmes by Spring 2011
- Report to partner governing groups Spring 2011
  - Possible outcome – establishment of public sector property company

# Looking Forward

- ◆ Property Officers are engaged
- ◆ Chief Officers are providing leadership
- ◆ Broader Member engagement
- ◆ Sovereignty will be a “crunchy” issue
- ◆ Will need significant resources to set up a Property Company, however the potential returns will also be significant
- ◆ The Status quo is not an option!

# Points for clarification?



[www.cambridgeshire.gov.uk/council/property](http://www.cambridgeshire.gov.uk/council/property)