



CIPFA Conference

9th June 2010

Asset Management: make the most of your assets

David Nuttycombe
Head of Strategy & Estates
(East Region Capital and Assets Pathfinder)



2005-2006
Asset Management

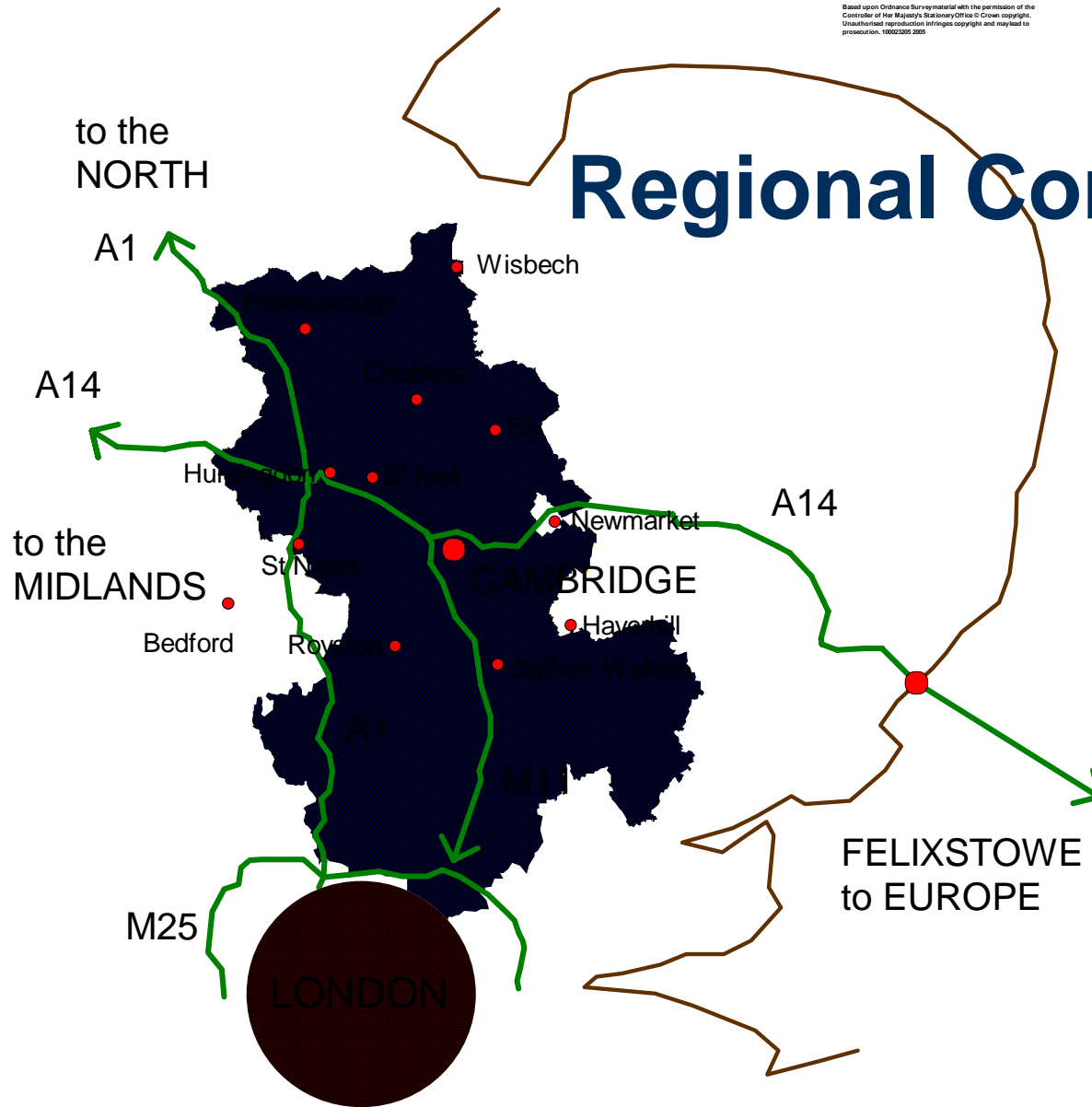
Outline

- ◆ Cambridgeshire Context
- ◆ Better Utilisation of Property Assets
- ◆ “Making Assets Count”
- ◆ Pathfinder role



2005-2006
Asset Management

Regional Context



County of Cambridgeshire

Growth Corridor

Cambridgeshire Context

- diversity
- growth
- resource pressures



Cambridgeshire Portfolio

Assets supporting service delivery include:



**14,000 hectare
Farms Estate**



Park & Ride Sites



Libraries

Office Accommodation



Schools



Total asset value £800 million

Better Utilisation of Property Assets (BUPA)

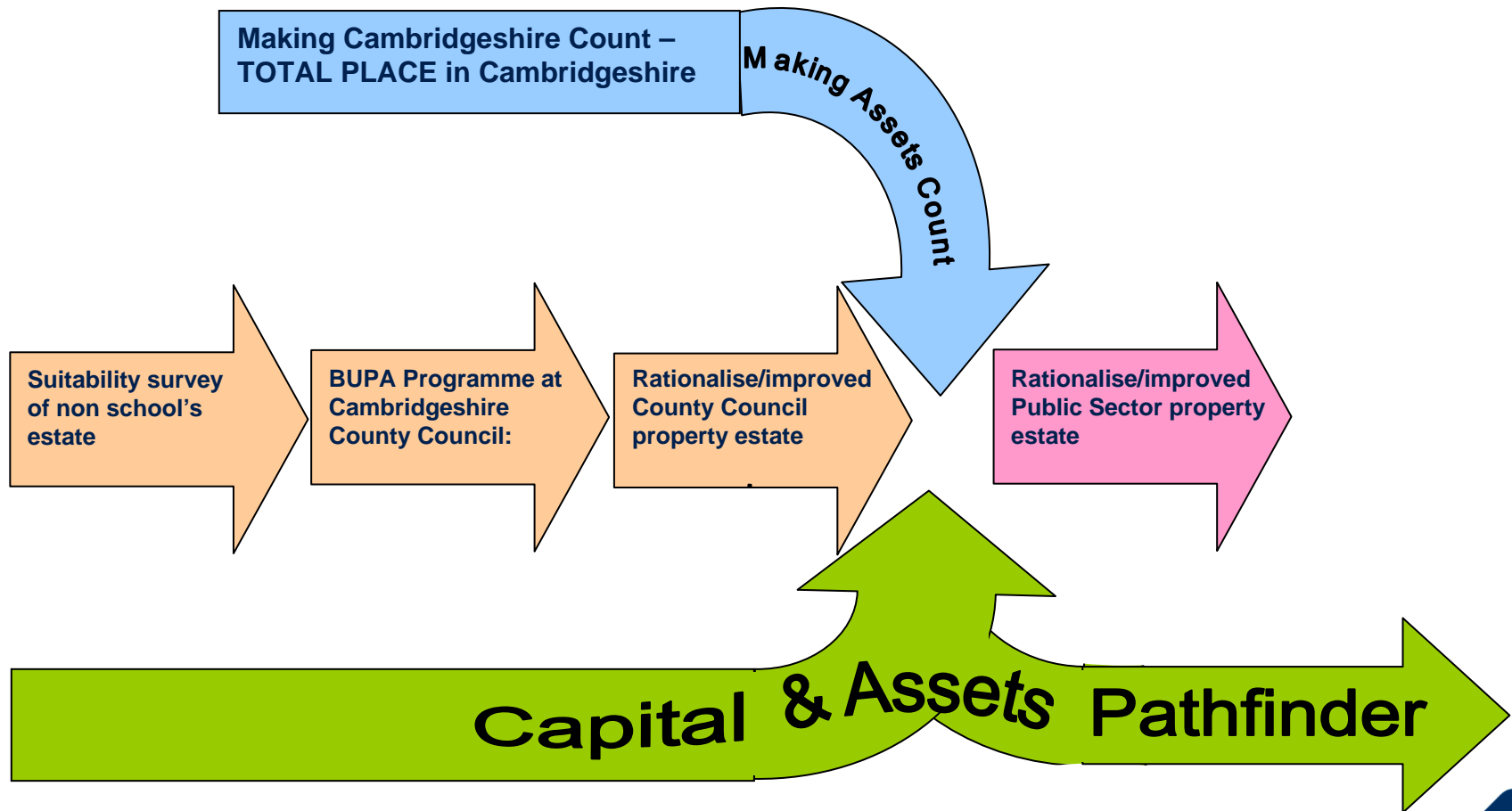
- ◆ 10 year programme – focus on where we can make a difference
- ◆ Aim is to ensure that all of the non-schools estate is fit for purpose, in the right condition and in the right place to meet all envisaged service needs for at least the next twenty years.
- ◆ Investment of £85m with capital receipts of £112m and £27m surplus
- ◆ Surplus to be used either for supporting services or the repayment of debt

Better Utilisation of Property Assets (BUPA)

- ◆ Projects approved and underway:
 - ◆ Shire Hall Campus
 - ◆ New facility in Wisbech
 - ◆ Corporate Storage and Distribution
 - ◆ Learning and development
 - ◆ Outdoor education centres
 - ◆ £4.5m investment in farms estate plus planning representations
- ◆ Next challenge is to identify future projects e.g.
 - ◆ History centre



BUPA to Pathfinder



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:

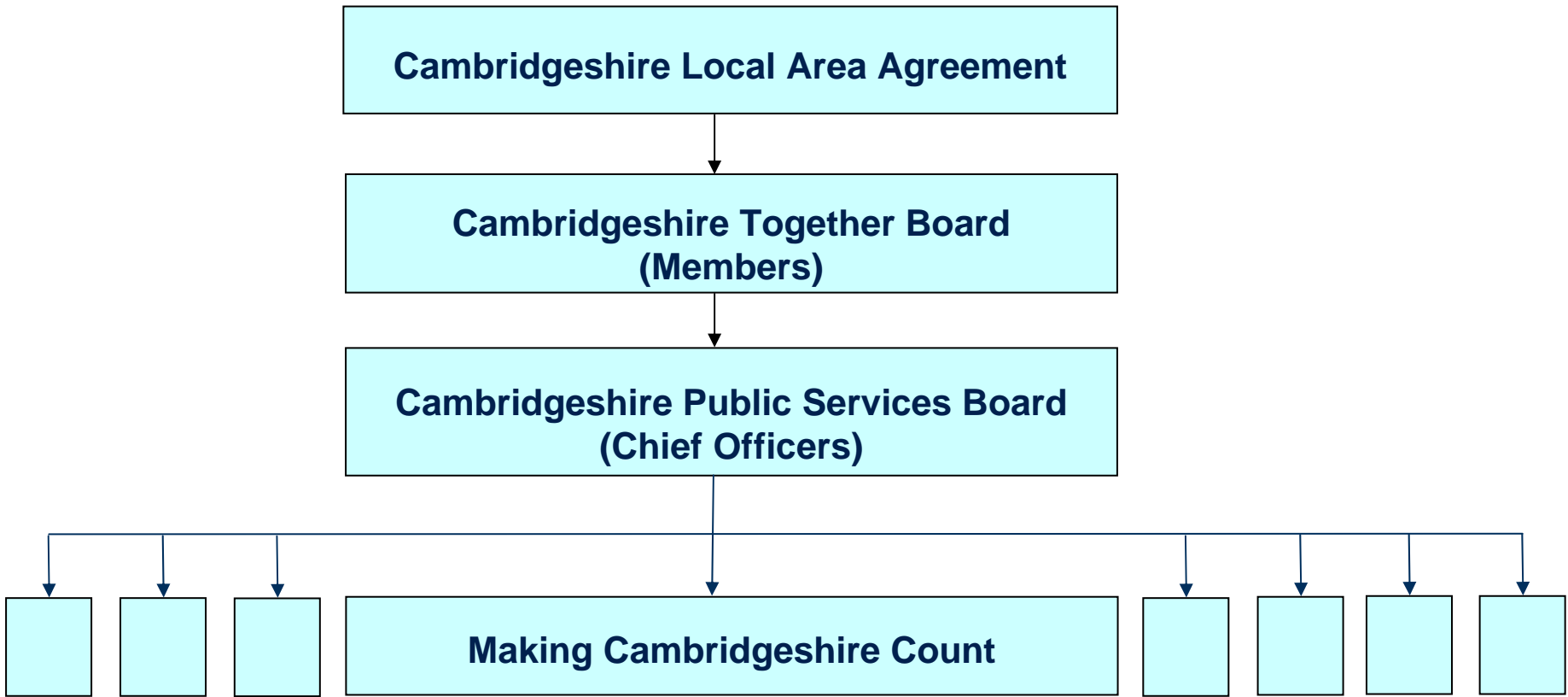
**Alex Plant, Chief Exec, Horizons
Graham Stagg, Chief Fire Officer**



2005-2006
Asset Management

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

“Making Assets Count”



Making Assets Count

What's it all about?

- ◆ Significant savings by combining and sharing property
- ◆ Rationalising the combined estate
- ◆ Maximising the investment potential



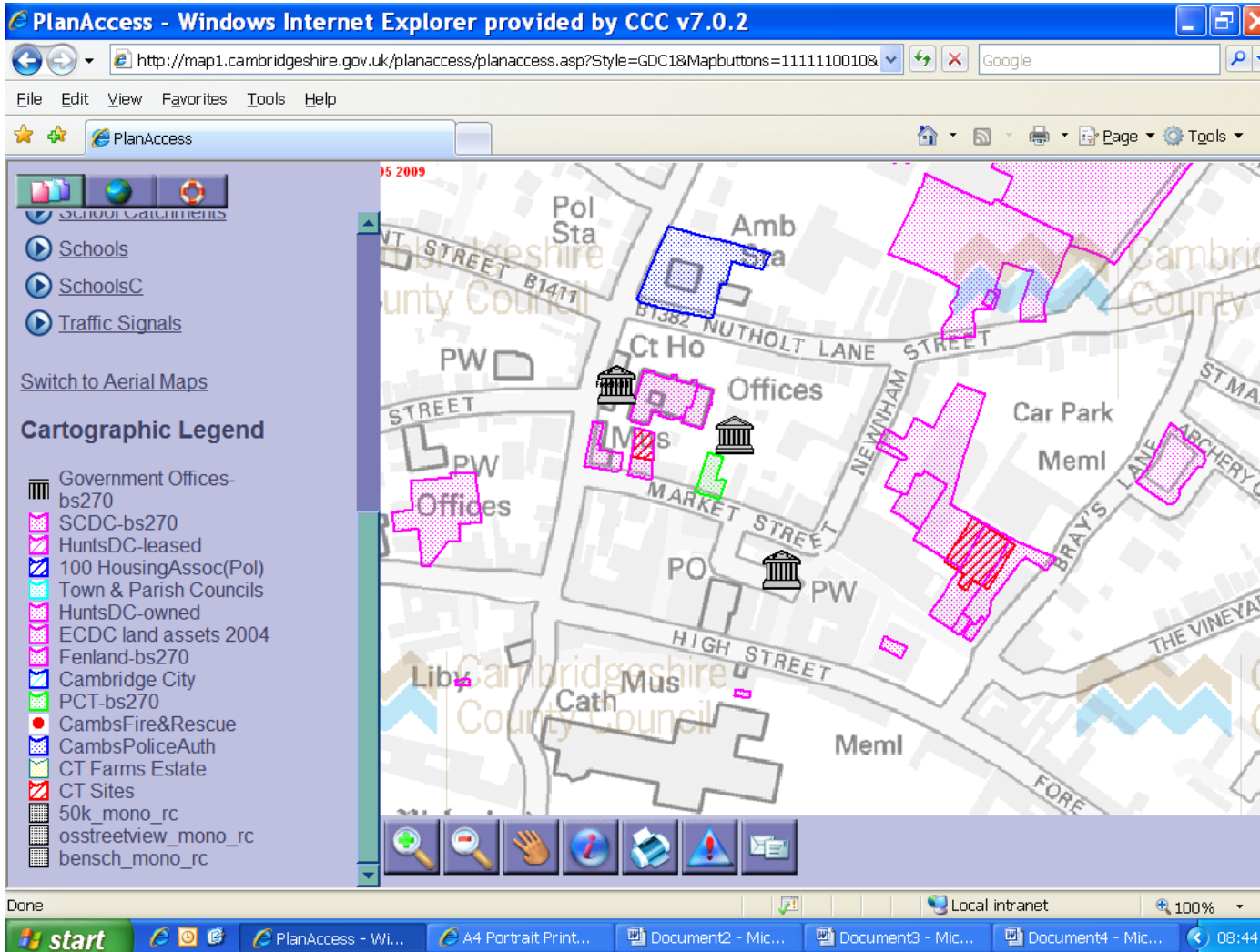
Sackville House, Cambourne, Cambridgeshire

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
- ◆ Emerging projects - vehicles

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 across the portfolios
 - ◆ Using a common methodology
 - ◆ Hosted by County Council
 - ◆ Work underway, completion Autumn 2010
- ◆ 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