



## **Taunton Deane Borough Council**

### **Asset Management Plan (AMP) 2008**

#### **Report of the Corporate Property Officer, Executive**

(This matter is the responsibility of Executive Councillor J Horsley)

##### **Executive Summary**

The 2008 Asset Management Plan update follows the same format as previous years and covers the follow areas:

- AMP Maintenance Backlog
- Poorest Performing Properties
- Proposed Actions for 2008
- National Indicators
- Local Indicators

#### **1. Background**

- 1.1 The Asset Management Plan (AMP) is a key corporate planning document, and as such is refreshed on an annual basis.
- 1.2 The 2008 refresh has now been completed a full copy of the AMP is available in the Members Room. An executive summary containing all the key points in included at Appendix A,
- 1.3 Careful consideration of the key drivers, ETCHED, on page 5 of the AMP and Appendix C will be required in order to agree the aims and objections of the AMP and Asset Statement.

#### **2 Future AMPs**

- 2.1 Over the next year, the format and content of the AMP will be thoroughly reviewed – to ensure it continues to reflect best practice, is focused on the Councils priorities and enables the Council's

property assets to optimise their contribution to corporate goals and improved service delivery.

- 2.2 The Borough Council recognises the corporate and strategic importance of good management of its land and property estate, whilst ensuring the property portfolio is suitable for the delivery of the Council's responsibilities. It is the intention to ensure sustainable capital returns and revenue income can be achieved. A systematic review of all Council assets will be undertaken, with all opportunities being reviewed via options appraisals and life cycle costs.

### **3 Recommendations**

- 3.1 Members of the Strategy and Performance Panel are requested to approve the 2008 AMP and note the intention to carry out a best practice review over the coming months.

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## TAUNTON DEANE BOROUGH COUNCIL

## APPENDIX A

### ASSET MANAGEMENT PLAN – EXECUTIVE SUMMARY

#### Contents:-

1. Introduction
2. Condition of TDBC property
3. Maintenance backlog
4. Poorest performing properties identified in 2007 AMP, together with actions taken
5. The AMP actions for 2007
- 6 National Indicators
7. Local Indicators
8. Impact on Corporate Priorities
9. Conclusion

#### 1. **Introduction**

- 1.1 The AMP group was formed in 2000 under the responsibility of the Executive Portfolio Holder for Economic Development and the Corporate Property Officer, following directives from central government. All Local Authorities were required to produce AMPs for submission to Govt in 2001
- 1.2 Following a “poor” assessment in 2001, the 2002 AMP submission was awarded a “good” rating. Not only did this give Taunton Deane an extra £50,000 in capital spending approvals but it further meant that Taunton Deane was not required to submit any further AMPs to Central Government.
- 1.3 Taunton Deane has continued to produce AMPs albeit modified to suit the Council’s wishes and priorities.
- 1.4 As alluded to earlier, those sections within the Council undertaking property management functions have been restructured and brought together as one team – Property Services. The Report by the Strategic Director on the restructure was submitted to and approved by the Executive on 24 May 2005. The new group consisted of a Facilities Team, a Maintenance and Design Team, an Asset Holdings Team, and a Geographical Information Systems

Team. In 2006 the Facilities Team was removed from Property Services. The group has the responsibility of producing the AMP and ensuring the Council's assets are properly maintained and wishes of Members are carried out.

## 2. Condition of property

The table below gives details of current and past performance

|   | 2002/3             | 2003/4             | 2004/5             | 2005/6             | 2006/7             | 2006/7   | 2007/8   |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|----------|----------|
|   | Target %<br>Actual | Target %<br>Actual | Target %<br>Actual | Target %<br>Actual | Target %<br>Actual | Actual % | Target % |
| A | 39<br>38           | 42<br>41           | 42 45              | 44 45              | 49                 | 45       | 49       |
| B | 55<br>54           | 54<br>52           | 54 52              | 56 51              | 51                 | 51       | 51       |
| C | 6<br>6             | 4<br>5             | 4 3                | 0 4                | 0                  | 4        | 0        |
| D | 0<br>2             | 0<br>0             | 0 0                | 0 0                | 0                  | 0        | 0        |

(A) Performing well

(B) Performing as intended but with minor defects

(C) Showing major defects/not operating as intended; and

(D) Life expired and serious risk of failure.

96% of the Council's built assets are performing well or as intended but with minor defects. This compares well with the 96% in 2005/6, 93% recorded in 2003/4 and 92% in 2002/3.

## 3. Maintenance Backlog

### **AMP Maintenance Backlog 2006/07, 2007/08**

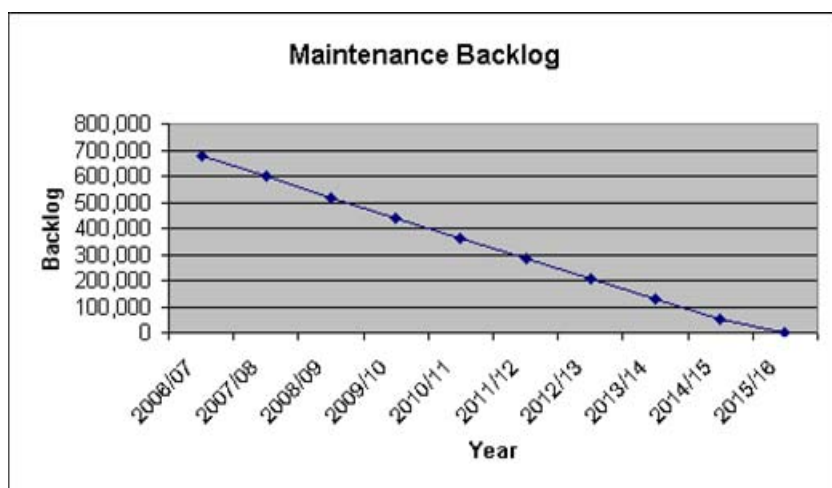
**11 October 2008**

|  |   |
|--|---|
| Multi-Storey Car Park  | Works complete.   |
| Municipal Buildings  | Phase 1 stonework complete.   |
| Crematorium Lodge  | Roof works programmed for Jan 07 – works complete.  |
| Vivary Park Golf Course<br>Green Keepers<br>Building/Yard Area | Works to new environmentally friendly wash-down area and building alternations in progress – works complete<br>External works and new kiosk complete. |
| Wellington Sports Centre                                       | Roof protection railings/Access ladders – Works complete. Footpath works. Design in progress – programmed for 2008/09.                                |
| Blackbrook Pavilion  | External repairs and decorations. To be programmed in 2008/09.  |

|   |  |
|---|--|
| St Mary's Church                          | Repairs to pathways and seating. Owing to parking/usage of various areas and bearing in mind listed requirements, negotiations are in progress with the Diocese of Bath and Wells, to establish mutual agreement regarding acceptable activities. This process will need to be carried out regarding other churchyards that have been handed over to TDBC. |
| Deane House                               | Jelnet upgrade – works complete.<br>Air quality monitoring Cabinet – Air conditioning upgrade/replacement works – complete.<br>Additional roof repairs programmed for 2007/08.   |
| Priory Industrial Estate                  | The head lease on this site expired in July 07. The intention was not to renew this lease, as the economic advantages to the Council were very limited. Repairing liability negotiations took place with the landlord, Eagle Investments Ltd. This site has now been handed back to the landlord, with an extremely advantageous outcome for the Council.  |
| Wellington Park Lodge                     | External repairs and decorations. To be programmed.  |
| Combe Florey Church                       | Path/ramp to be investigated – works complete.   |
| 28/30 Fore Street<br>Wellington           | Damp problems – work complete.   |
| <u>Other various Leisure Trust items:</u> |  |
| Blackbrook Pavilion                       | Roof/rainwater gutters. Works required to remove water from flat roof areas – investigations in hand. CCTV coverage to be checked  |
| Station Road Baths                        | Pool inflatable now on site – works complete.  |
| Wellington Sports Centre                  | Ducting to be programmed for 2007/08.  |
| St James Street Baths                     | New security entrance screen – works complete.<br>New fire proof hatch – works complete.   |

## Profiled Spend (non Leisure) Backlog Performance

| Item   | Year           |                |                |                |                |                |
|--|----------------|----------------|----------------|----------------|----------------|----------------|
|  | 2007/08<br>£   | 2008/09<br>£   | 2009/10<br>£   | 2010/11<br>£   | 2011/12<br>£   | 2012/13<br>£   |
| MSCP – lift works                                | 4,000          |                |                |                |                |                |
| MSCP – barriers & signage                        |                |                |                |                |                |                |
| OMB - new water boiler                           |                |                |                |                |                |                |
| Priory Ind Est - surfacing repairs               | 10,000         |                |                |                |                |                |
| Market House - external repairs                  |                |                |                |                |                |                |
| St Mary's church - repairs to railings & walling |                |                |                |                |                |                |
| St Mary's church - repairs to pathways & seating | 1,000          |                |                |                |                |                |
| Wellington park - repair & decoration            | 8,230          |                |                |                |                |                |
| Churchyards – various                            | 15,000         |                |                |                |                |                |
| Vivary Park – repairs                            | 10,000         |                |                |                |                |                |
| OMB - stonework repairs                          | 10,770         | 78,000         | 63,730         | 24,000         |                |                |
| Deane House - various external works             |                |                | 7,000          |                |                |                |
| Goodland Gardens - bridge repairs                |                |                | 7,270          | 1,730          |                |                |
| Crematorium – lodge roof                         | 15,000         |                |                |                |                |                |
| Deane House - Computer Suite air con             | 4,000          |                |                | 18,000         |                |                |
| Deane House - jelnet upgrade                     |                |                |                |                |                |                |
| Deane House - air handling equipment             |                |                |                | 8,000          |                |                |
| Parks & Open Spaces - various boundary repairs   |                |                |                | 8,987          |                |                |
| Victoria Park pavilion – roof works              |                |                |                | 15,000         |                |                |
| Wellington park lodge - repair & decoration      |                |                |                | 2,283          | 2,717          |                |
| Wellington Rec Ground - various repairs          |                |                |                |                | 7,000          |                |
| Car parks – resurfacing                          |                |                |                |                | 68,283         | 78,000         |
| Car parks - works to boundary walls              |                |                |                |                |                |                |
| Car parks – relining works                       |                |                |                |                |                |                |
| Car parks – kerbing works                        |                |                |                |                |                |                |
| Deane House – solar window films                 |                |                |                |                |                |                |
| Goodland Gardens - bridge repairs                |                |                |                |                |                |                |
| Additional play areas                            |                |                |                |                |                |                |
| Parks & Open Spaces - various boundary repairs   |                |                |                |                |                |                |
| Cemeteries - walling works                       |                |                |                |                |                |                |
| Crematorium - roofing works                      |                |                |                |                |                |                |
| <b>Total Spend</b>                               | <b>78,000</b>  | <b>78,000</b>  | <b>78,000</b>  | <b>78,000</b>  | <b>78,000</b>  | <b>78,000</b>  |
| <b>Backlog at Year End</b>                       | <b>2007/08</b> | <b>2008/09</b> | <b>2009/10</b> | <b>2010/11</b> | <b>2011/12</b> | <b>2012/13</b> |
|  | 597,044        | 519,044        | 441,044        | 363,044        | 285,044        | 207,044        |



### **DDA Works Completed - 31 August 2006**

- High Street
- Crescent North
- Castle Green
- Whirligig Lane
- Canon Street
- Coal Orchard
- Wood Street
- Elm's Parade
- Kilkenny
- Greenbrook Terrace
- Priory Bridge Road
- Victoria Gate

### **Other works completed or in hand:**

|                          |   |
|--------------------------|---|
| Blackbrook Pavilion      | Counter alterations completed<br>New automatic doors ordered (Main entrance & Tennis Entrance) – works completed.<br>New tennis reception counter – works completed.<br>New tennis facility under construction and due for completion September 06. This building will be DDA compliant, including the use of sporting wheelchairs – works completed. |
| Wellington Sports Centre | Air conditioning – works completed.   |
| Deane House              | Alterations of public toilet – works completed.<br>Reception – partial upgrade in hand.   |
| Municipal Buildings      | Project on site is due for completion December 2007.  |
| Market House             | New access being provided to public house – works completed.  |

|   |  |
|---|--|
| Highfields                                  | The construction of a new commercial viable and environmentally friendly horticultural nursery – construction due to start in November 2007. |
| Hamilton Gault and Galmington Playing Field | The construction of two new sports pavilions. To commence following agreement with the Football Foundation regarding funding.                |
| Station Road Pool                           | Installation of poolside gates. Programmed for November 2007.  |

Five mobile loop systems purchased.

#### Public Toilets:

Kingston Road                      To be demolished.- project complete.

We now have the following loop systems:

- Five Loop systems for the following reception areas: Main Reception/ Planning/Wellington office/DLO/Housing.
- One portable loop system for use by Sheltered Housing Officers.
- One Portable loop system [boundary microphones] to be used for public meetings in different venues.
- One Hearing Helper Pack- a system which will be used for training purposes and will be kept in Personnel.
- Four Portable loop systems for Kilkenny Centre: one for the Emergency Response Team, 2 for Lifeline officers to take into people's houses and one to remain office based.
- Two loop systems for reception areas in the Tourist Information Centres in Taunton and Wellington.
- 14 systems in total.

#### **4. Poorest performing properties – update**

| Property                   | Proposal    | Update   |
|----------------------------|-------------|--|
| Frobisher Way, Bindon Road | Development | Planning permission obtained for Industrial units. .<br>Following tender a preferred developer has been identified and contract documentation is in preparation. The developer will provide industrial starter units for TDBC in return for adjacent development land and modest capital receipt for the Council.<br>. |



|  |  |  |
|--|--|--|
| Nursery.<br>Mount Street                                 | Review to be undertaken to maximise the sites potential                              | Ongoing. Options Appraisal being undertaken. Traffic and wildlife surveys arranged.  |
| Stoke St Mary Site.<br>Highfields - Proposed new Nursery | Site for new nursery found and purchased at Auction                                  | This project has now been tendered and a successful contractor appointed. Construction commenced on 7 January 2008   |
| Public Conveniences                                      | Review of use to be undertaken   | The Council's Waste Manager has completed his review. The following are the main outstanding points in relation to built assets:-<br><ul style="list-style-type: none"> <li>• Kingston Road demolition – works now completed.</li> <li>• Public conveniences at Hamilton Road – this facility has now been sold.</li> </ul> Wilton Lands wc – now closed – possible use as parks store                     |
| Paul Street Multi Storey Car Park                        | Works required to comply with health and safety                                      | Structure to be monitored. Essential Health and Safety works required to lifts. Approx £17,000 – now completed   |
| Old Municipal Buildings                                  | Action required on Disability and Fire Safety issues. Alternative uses to be pursued | There is a high expectation that the building will be leased to SCC for use by the County Council Registrar. Consultations with SCC are reaching a conclusion. Monies required for necessary work which are TDBC's responsibility are available from the DDA budget. The alteration works are now in hand with a completion date in December 2007. Update – SCC moved into the building on 7 January 2008. |
| Leisure Services   | Forward Planning as to future service provision required                             | Ongoing  |
| Hamilton Gault Pavilion                                  | Existing building deteriorating  | New pavilion scheduled for completion in 2007. This project has been tendered with a successful contractor being appointed. Construction is due to commence on completion of funding negotiations with the Football Foundation. Update – works to commence on 28 January 2008.   |
| Galmington Pavilion                                      | Existing building deteriorating  | New pavilion scheduled for completion in 2007. This project has been tendered with a successful contractor being appointed. Construction is due to commence on completion of funding negotiations with the Football Foundation. Update – works to commence on 28 January 2008.   |

## 5. Proposed actions for 2006/7 up to Sept 2007

- 5.1 Complete updated surveys of the Council's main buildings by September 2007 conforming to Somerset County Council's templates.
- 5.2 Completion of scanning of all Council Buildings
- 5.3 Spreadsheet showing energy and water consumption (to be sent to Managers at quarterly intervals until added to the Council's Intranet site)

- 5.4 Updated Asbestos Register – all type 2 surveys
- 5.5 Regular AMP meetings to review Capital spend
- 5.6 Development of meaningful PIs/benchmarking
- 5.7 Development of closer working with Somerset County Council.
- 5.8 Development of Permits to Work

**Update regarding above items**

- 5.9 The following surveys have been completed:
  - St James Street Swimming Pool
  - Station Road Swimming Pool
  - The Deane House
  - Flook House
  - Wellington Sports Centre
  - The Crematorium and Lodge
  - Blackbrook Pavilion
  - The Market House
  - 28 and 30 Fore Street, Wellington
- 5.10 Percentage of scanning complete – the majority of scanning to date has been on housing assets.
- 5.11 Ongoing.
- 5.12 Delayed owing to embargo on the letting of contracts.
- 5.13 To be reactivated December 2007
- 5.14 In hand.
- 5.15 Included as part of Southwest One.
- 5.16 Programmed for action by end of March 08.
- 5.17 Delayed for discussions as part of Southwest One.
- 5.18 Action for 2008/09.
- 5.19 Action 2008/09.

**Proposed Items for 2007/08**

- 5.20 Complete updated surveys of the Council's main buildings.
- 5.21 Scanning of the Council's corporate buildings.

- 5.22 Spreadsheet showing energy and water consumption (to be sent to managers at quarterly intervals until added to the Council's intranet site).
- 5.23 Update asbestos register.
- 5.24 Continue with regular AMP meetings.
- 5.25 Development of meaningful PIs/benchmarking.
- 5.26 Development of permits to work.
- 5.27 Development of CDM logbooks.
- 5.28 Investigation into environmental improvements (in connection with climate change).
- 5.29 Investigation into the implications of carbon footprint.

**Actions programmed for 2008/09 combining the 10 point Action Plan (2002–2005) – Section 7 of the 2004 AMP. Reference numbers refer to relevant point on the Action Plan.**

| Property/Task                                      | Action  | Target Date                       | Date Achieved  |
|--|---|-----------------------------------|--|
| All TDBC property                                  | A complete re-appraisal of the Corporate Asbestos Register. Actions to include type 2 surveys, and management programmes (Ref 1)Nov 2006. To be discussed as part of Southwest One. | Nov 07                            | Type 2 surveys being undertaken                                  |
| Conversion of Warden Flat, Lodge Close, Wellington | Conversion to two flats from existing house   | To be completed by end April 2007 | Works completed  |
| Housing Sneddon Grove                              | Installation of two temporary housing units. Construction in hand, due for completion November 2007.  | To be completed by end Nov 2007   | Ongoing  |
| All TDBC Property                                  | A reappraisal of the Legionella monitoring system<br>Oct 2006 (Ref 1)   | Oct 06                            | Completed. Frequent checks made. Third party audit to take place |
| All TDBC Property                                  | A Strategy for Contaminated Land was produced in 2001. It is progressing well in line with the agreed time scale (Ref 1)  | Ongoing                           | Ongoing  |
| St James Street Baths                              | Investigation of mechanical plant.<br>Provision of additional security features   | Oct 05<br>Dec 05                  | Works completed  |
| Disability Discrimination Work                     | Completion of at least 49% of DDA works to the Council's Corporate buildings in accordance with the DDA strategy.   | Mar 08                            | Ongoing  |
| Asset Register                                     | There is a need to integrate current  | Dec 06                            | Awaiting   |

|  |   |  |   |
|--|---|--|---|
|  | information on our assets. We hope to procure a new financial system as part of the Southwest One programme which will include an Asset Register module.  |  | Southwest One   |
| Land registration  | To assist legal section in identifying title deeds re:- TDBC land holdings. (First Stage). Note – it is financially beneficial for the Council to take advantage of an offer made by the Land Registry – of £7.50 an “extent” to proceed with this work in the foreseeable future | April 07   | Target achieved, awaiting response from the Land Registry |
| Space Audit.   | This is currently underway with and being actioned within the physical reorganisation of staff/offices.(Ref 2)  | Ongoing  | Awaiting Southwest One (Accommodation Strategy)           |
| Leisure Trust  | Working relations between TDBC and Trust now formed and working well.   | Ongoing  | Ongoing   |
| Investigation with other similar sized authorities re benchmarking | Contact with CIPFA family groupings   | Mar 06   | Ongoing   |
| Avimo (now Thales) site at Lisieux Way, Taunton                    | Investigation ongoing on future use of site   | Mar 08   | Investigation now recommenced                             |
| Priory Way Industrial Estate, Taunton                              | Complete programme of repairs to ensure compliance with the terms of the Council's Head Lease. The decision was taken not to renew the lease and the site has now been successfully handed back to the landlord..   |  |   |
| The Bike Park, Coal Orchard, Taunton                               | Alterations to existing for Primary Care Trust  | Project to be completed by Nov 2007              | Negotiations with the Primary Care Trust Ongoing          |
| Local Performance Indicators                                       | Develop meaningful indicators. Although satisfaction surveys have been carried out with the tenants of commercial properties this will be developed further following the analysis of results   | Ongoing  | Ongoing   |
| Leisure Pavilions  | Hamilton Gault & Galmington Playing Field pavilions have been tendered and a successful contractor appointed  |  | 2No pavilions now being designed                          |
| National Skateboard Park   | Investigation required to ascertain the viability of a park on land at Lisieux Way  |  | Ongoing   |
| Mount Street Nursery   | Options appraisal in hand   | Site to be sold/developed commercially June 2007 | Ongoing   |
| Highfield Nursery  | Delivery of new environmentally, commercially based nursery. Construction due to commence Nov 2007  | By June 2008                                     | Ongoing   |
| Longrun Farm   | Delivery of a flood alleviation scheme.   | Sept 2008  | Design works in hand                                      |
| Kilkenny Car Park  | Options appraisals regarding development  | Dec 2007   | Ongoing   |

|                            |   |            |   |
|----------------------------|---|------------|---|
|                            | opportunities   |            |   |
| Deane House site           | Options appraisals regarding development opportunities  | Jan 2008   | Ongoing                                     |
| Taunton Market             | Demolition of buildings                                 | March 2008 | Preparation of tender documents in progress |
| Priorswood Youth Club site | Resolve lease issues with the North Taunton Partnership | Nov 2007   | Ongoing                                     |

## 6. National Indicators

### 6.1 Indicators will be developed over the near future.

| National Indicators   | Indicator  | Target 2004/05     | Actual 2004/05 | Target 2005/06 | Actual 2005/06     | Target 2006/07     | Actual 2006/07 | Target 2007/08 |
|---|--|--------------------|----------------|----------------|--------------------|--------------------|----------------|----------------|
| 1. (a) % Gross internal floor space in condition categories A-D | Category A Good – performing as intended and operating efficiently       | %<br>A 42          | 45             | 44             | %<br>44            | 49                 | 45             | 49             |
|   | B Satisfactory Performing as intended but exhibiting minor deterioration | B 54               | 52             | 56             | 51                 | 51                 | 51             | 51             |
|   | C Poor Exhibiting major defects and not operating as intended            | C 4                | 3              | 0              | 4                  | 0                  | 4              | 0              |
|   | D Bad Life expired and/or serious risk of imminent failure               | D 0                | 0              | 0              | 0                  | 0                  | 0              | 0              |
| 1 (b) Backlog of maintenance in priority categories 1-4         | <u>Priority Level</u>  | <u>Target as %</u> |                |                | <u>Target as %</u> | <u>Target as %</u> |                |                |
|   | 1  | 0                  | 0              | 0              | 0                  | 0                  | 0              | 0              |
|   | 2  | 2                  | 1              | 0              | 0                  | 0                  | 0              | 0              |
|   | 3  | 61                 | 62             | 64             | 66                 | 72                 | 66             | 72             |
|   | 4  | 37                 | 37             | 36             | 34                 | 20                 | 34             | 20             |
|   |  | 100                | 100            | 100            | 100                | 100                | 100            | 100            |

## 7. Local Indicators

| Indicator   |                      | 2002/03<br>actual | 2003/04<br>actual | 2004/05<br>actual | 2005/06<br>target | 2005/06<br>actual | 2006/07<br>actual |
|---|----------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| 1 Number of units void as a % of investment properties                            | Industrial<br>Retail | 6%<br>13%         | 0%<br>6.25%       | .58%<br>12.5%     | .56%<br>12%       | 6.66%<br>14.58%   | 30%<br>20%        |
| 2 % of rent arrears as a proportion of annual rent income for commercial property |                      | 15%               | Approx<br>13%     | 14%               | 13%               | 29.85%            | 4.78%             |

## 8. Impact on Corporate Priorities

### 8.1 Ref Corporate Strategy and Performance Plan 2005-2008

|                     |   |  |   |
|---------------------|---|--|---|
| Economy Ref Ec2     | Develop key sites to bring about the Vision for Taunton   | Relocate Livestock Market<br>Redevelopment of Somerset County Cricket Club/Coal Orchard Car Park | Ongoing                                   |
| Environment Ref En2 | Protecting and enhancing the quality of the physical environment  | Agree Norton Fitzwarren Flood Alleviation Scheme with developers                                 | Scheme completed November 2007            |
|                     | Achieve Green Flag Award for public open space for three parks  | Objective achieved   |   |
|                     | Improve facility provision on three other public open spaces per year. All works ongoing – Victoria Park, French Weir, Greenway Road, Taunton plus various play areas |  |   |
|                     | Upper Holway Play Area  | Upgrade to play area   | Tenders due January 2008                  |
| Healthy Living      | Provision of sports pavilions   | Construction of 2No new pavilions at Hamilton Gault Playing Field and Galmington Playing Field   | Construction to commence 28 January 2007. |

Although not listed in the Corporate Strategy the proposed starter/industrial sites at Frobisher Way, Taunton and the redevelopment of Unit 1 Blackdown Business Park, Wellington also contribute to the economy of the region

## **9. Conclusion**

- 9.1 It can clearly be seen that since the start of the AMP process much has been achieved. Much is also planned for the future, although with the Taunton Deane Property Services becoming part of Southwest One in December 2007, it is difficult to plan accurately.
- 9.2 However, with the broad principle of disposing/developing of assets that are poor, inefficient or do not add to the Corporate Priorities and putting money into those elements that are required either by legislation (DDA, Asbestos Legionella, Contaminated land or that contribute to greater efficiencies (ie, in space standards, use of energy) this Authority is achieving good value from its assets.

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### Background Papers:-

Asset Management Plan 2006

Asset Management Plan 2008 (full copy available in the Members Room)