

Taunton Deane Borough Council

Executive – 16 January 2013

Taunton Deane Borough Council Asset Management Plan 2013/2014 to 2015/2016

Report of the Asset Planning Manager, Southwest One, Property and FM
(This matter is the responsibility of Executive Councillor Norman Cavill)

1. Executive Summary

This report presents the Council's Asset Management Plan which is a strategic plan to assist Members and Officers in giving consideration to land and property (excluding HRA) in support of the Council's key priorities.

2. Background

The Council is required to have an Asset Management Plan setting out how it intends to manage its major assets. It refreshes the Asset Management Plan adopted in 2010 and therefore better enables the Council to take a strategic view in decision making on its assets base to further the Council's policy and service delivery objectives. It is designed to encourage efficient use of assets and the capital tied-up in them.

The Council has 260 property assets in its operational and non-operational portfolios. These are valued for balance sheet purposes at £65.5m.

3. (Full details of the Report)

Please see Appendix 1 Asset Management Plan 2013 -2016

4. Finance Comments

The attached Plan provides a comprehensive section on Financial comments.

5. Legal Comments

Non Applicable in this report

6. Links to Corporate Aims

(Please refer to the current edition of the Corporate Strategy and the emerging Corporate Business Plan).

The Asset Management Plan assists Members and Officers in giving consideration to land and property in support of the Council's Corporate Aims.

7. Environmental and Community Safety Implications

Efficient use of the property portfolio is a key driver to minimise the Council's carbon footprint and the plan is designed to facilitate this, whilst supporting sustainable building design, construction and management.

8. Equalities Impact

The Actions incorporated within the Plan will address Equalities Impact at the appropriate time.

9. Risk Management

Non Applicable in this report

10. Partnership Implications (if any)

Non Applicable in this report

Resolved by Scrutiny Committee

The draft plan was presented to Scrutiny Committee on 29th November 2012.
The Committee noted the report

11. Recommendations

Subject to review following adoption of the Corporate Business Plan and related exploration of asset management opportunities, that the Executive formally adopts the attached Asset Management Plan

Contact: John Sumner, Property & FM South West One

e-mail :Jsumner@somerset.gov.uk

Direct Dial : 07557 00 3939



Asset Management Plan 2013 - 2016

Draft for Executive



Document History

Document Location

The source of the document will be found on: C:\Documents and Settings\jsumner\My Documents\Asset Management Plan

Revision History

Version	Date	Author	Description
0	4/5/12	John Sumner	Started Drafting
1	2/8/12	John Sumner	Inclusion of comments from Strategic Directors/Other stakeholders
2	28/8/12	John Sumner	Inclusion of comments from Portfolio Holder and Shadow
3	3/9/12	John Sumner	Inclusion of comments of CMT
4	25/10/12	John Sumner	Inclusion of consultation with Paul Fitzgerald
5	29/11/12	John Sumner	Noted by Scrutiny Committee

Document History Approvals



Reviewers:

Name and Title	Date
Tim Child (Divisional Manager Estates); Jonathan Gardiner (LH Team Leader); Adrian Priest (Principal Estates Surveyor)	17/8/12
Mark Green (Retained Property Client); Louise Dance (Corporate & Client Officer); Cllr Norman Cavill (Portfolio Holder), Cllr Simon Coles, Cllr Jefferson Horsley	22/8/12
CMT (further clarity on Actions and consultation with Paul Fitzgerald required)	5/11/12
Scrutiny Committee (Noted)	29/11/12

08/01/2013

Author: John Sumner



Contents



Section A: Summary

Executive Summary
Portfolio Overview

Section B: Introduction

Introduction
Asset Management Plan Context
Organisational Objectives
National Context
Sharing Assets

Section C: Asset Plan

Estate Vision
Financial Context
Maintenance Costs
Options Appraisal Template
Actions (Enabling)
Actions (Property Specific)

Section D: Asset Management Organisation

Process for Monitoring the AMP
Roles and Responsibilities

Appendices

Shared Community Assets for Somerset
Asset List



Section A: SUMMARY



Executive Summary



Where are we now

Fixed Asset Value of non HRA Estate - £65,569,500 values at 1/4/11

This consists of:

Car Parks	Priory Depot	Nurseries
Allotments	Vivary Park	Offices
Crematoria	ex Livestock Mkt	Industrial Units
Public Toilets	Sports Centres	Pavilions
Swimming Pools	Plant	Investment Properties

It should be noted that owing to accounting regulations the fixed Asset Values of some assets are not values that could be achieved in the open market.





Portfolio Overview

As at 1/4/2012 TDBC has a portfolio as follows:

:	
• Total non HRA assets* is	260
• Total leasehold/licence/access transactions, including HRA (exclg housing/garages)	330
• Total rental income from assets, including HRA (exclg housing/garages)	£622,000
• Number of interests with income between £1000 and £20,000 per annum	62
• Number of interests with income between £20,001 and £100,000 per annum	5
• Number of interests with income above £100,000 per annum	0
• Assets occupied under a lease/licence is	2

*See Appendix for full list. Assets include properties occupied under a lease, public open spaces, parks, sites for sub stat properties exclusively rented out to 3rd parties,



Section B: INTRODUCTION



Introduction

Role of the AMP

The AMP is the Council's corporate statement about how it will use its property asset resources to contribute to fulfilling its corporate priorities. These include operational property, community assets and non-operational property, all of which need to be planned and managed in an effective way

It has been written to support the Corporate Strategy 2010–13 and the aspirations of the developing Corporate Business Plan 2013-16. A wide range of other influences have also been recognised as described later

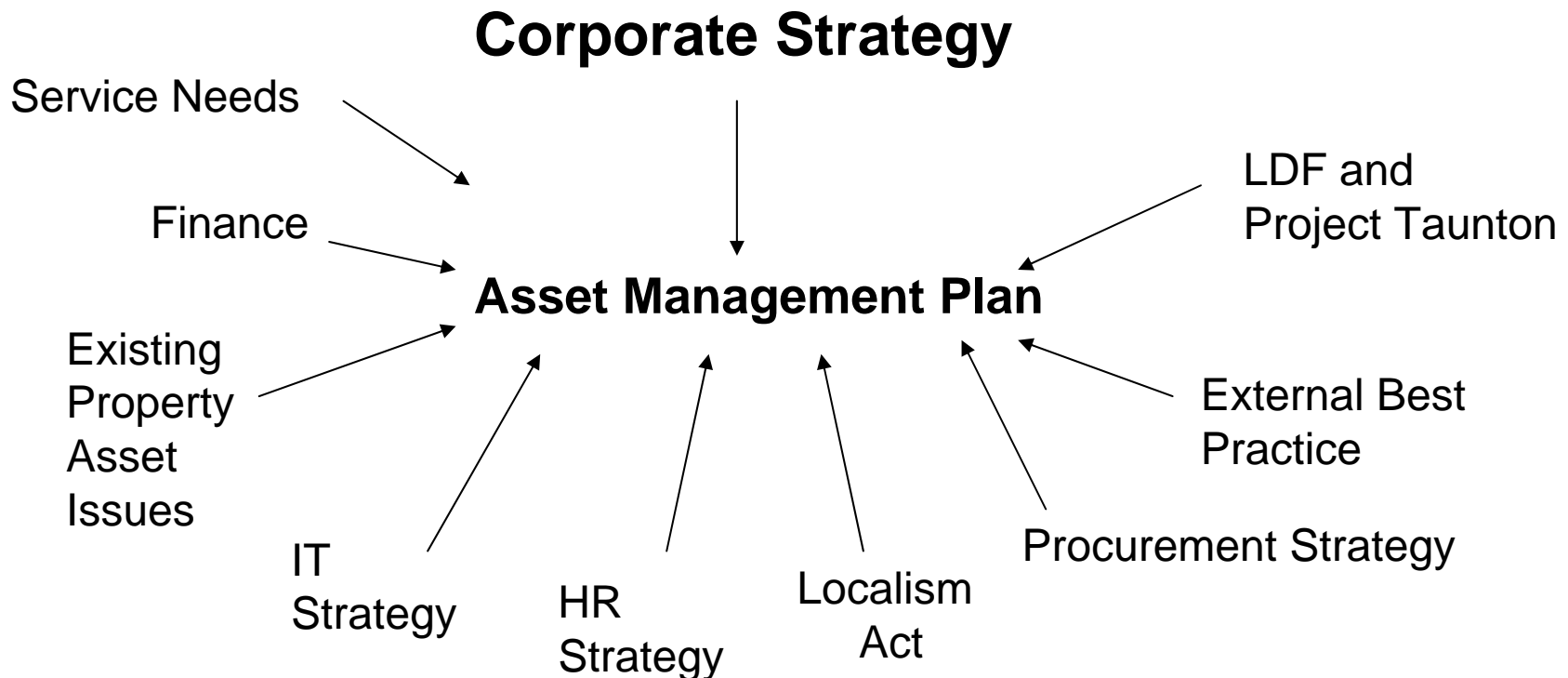
The AMP is a strategic document designed to assist both Members and Officers when giving consideration to land and property in support of the delivery of the Council's key priorities. It will be used to influence decisions on the size and make-up of the portfolio and to co-ordinate the decisions about its management and maintenance.

Property assets are expensive in terms of the capital tied-up in them (which could be redirected for other purposes) and the revenue spent to maintain them. They therefore need to be carefully managed over their life to ensure best value in terms of utilisation, maintenance and income generation.

It is the Council's intention to review the AMP regularly (with annual updates) so that the assets can continue to support evolving corporate priorities. This process will be monitored by the Asset Management Group.

In view of a comprehensive Housing AMP now having been drafted and a 30 yr Housing Business Plan the Housing Portfolio is proposed not to be part of this AMP.

Asset Management Plan Context

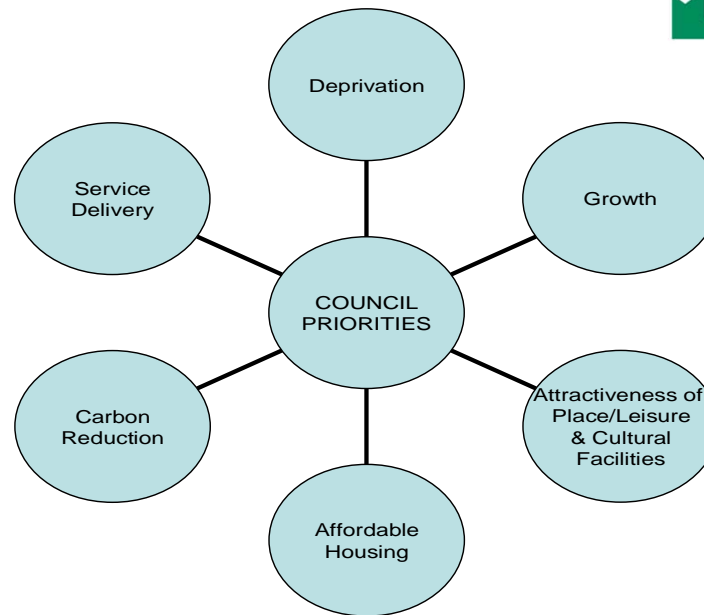


Organisational Objectives

An emerging 'Corporate Business Plan' 2013-16 is in draft form (as at Sept 2012) and proposes 6 corporate aims: Two new Aims are:

Service Delivery - customer facing services to a high level, retaining control and influence over them

Quality of Place - prioritise services that enhance the attractiveness of Taunton Deane



Organisational Objectives

The current Corporate Strategy 2010 – 13 has the following visions:

1. **Tackling Deprivation and Sustainability** – Adopting a Total Place approach to delivery, delivering Enterprise Gateways and Job Clubs at Taunton East and North Taunton
2. **Regeneration** - Increase supply of employment land, Inward Investment and Business support, Deliver all forms of housing, Ensure 5 year supply of Housing, Redevelop Castle Green
3. **Affordable Housing** - Implement actions to increase number of affordable houses
4. **Climate Change** - Reduce our carbon emissions year on year.

Other Organisational Objectives



POOL - Proposal for a new swimming pool at Blackbrook, modernise the existing Taunton Pool and decommission St James Pool.

DLO - Subject to employment land availability and approval of a business case, the DLO would like to move to a new site or rationalise its existing site in 2013.

CO2 - For 2012/13 the Council commits itself to reduce its carbon emissions by at least 3% from 2011/12. Council's 2012/13 Carbon Management Plan for reducing carbon emissions from its operations during 2012/13 has an action plan of 41 carbon reduction actions resulting in a saving of around 300 tonnes of CO₂, if fully implemented. Southwest One Property & FM's Estates Division hold information on Council assets including CO₂ Emission kg per square metre. This is useful for benchmarking and undertaking option appraisals.

CIL - Introduction of the Community Infrastructure Levy (CIL) from Summer/Autumn 2013 as a key mechanism for funding the infrastructure identified in the Council's Infrastructure Delivery Plan.

CAR PARKS - Taunton Car Park Strategy 2011-2021 seeks to retain all Taunton car parks not affected by Project Taunton schemes.

EMERGING BUSINESS PLAN - As part of the emerging 2013-16 Corporate Business Plan Councillors have indicated:

- Willingness to rationalise assets to fund the purchase of other income generating assets;
- No one asset is sacred
- Our investment properties have differing rates of return through the income they generate and any rationalisation should look at the rates of return to maximise income.
- Commitment to exploring and implementing more modern / flexible ways of working and more efficient use of office space (eg shared desking, modern communications systems).

National Context: Initiatives with relevance to the AMP

- **Surplus assets.** Record levels of public debt requires significant savings and efficiencies. This has created significant activity in property rationalisation and an increase in the number of assets being declared surplus.
- **Rationalise.** The Secretary of State for Communities and Local Government has said that Councils should look to do the following before cutting front-line services: 1. Rationalise and sell surplus assets to raise funds. 2. Merge back office services. 3. Draw on reserves to address “short term costs and pressures”. 4. Encourage home-working and share public sector offices
- **Sharing of property asset data.** The first National Public Property Map has recently been published by the DCLG.
- **Public sector property vehicles.** Increasing interest in placing public sector property into pooled property vehicles to improve the customer experience.
- **Client side and the Intelligent Client.** With increasing collaboration it is even more important to ensure the ability to accurately assess its ongoing property requirements and accommodation efficiently and effectively.
- **Rapid Change in technology, economic and social.** Requires greater flexibility in planning, delivery and review.
- **Property Asset Charging.**
- **Commercially let Property.** Some public sector organisations hold for pure financial gain
- **Financial Bond Markets** increasingly looking to invest at competitive rates in Public sector property due to low returns from traditional sources. JV opportunities to pool assets with other public sector organisations in order to meet minimum investment threshold.
- **Sustainability**
- **Increase in Flexible Working,** Hot desking and other modern work practices.
- **Localism Act** – brings about change in the way assets are managed, owned, financed and shared. Community Infrastructure Levy (CIL) introduction removing the significant element of s106 agreements

Recent Reports on Asset Management

1. Capital and Asset Pathfinders project Wave 2 of which Somerset has succeeded in being part. The project seeks to remove barriers to a 'one public estate' approach. One of the most visible results of this project will be the foundation for a national digital map of all public sector property assets. The rationale for this is that public bodies need to know what each other owns if they are to spot opportunities for efficiency gains.
 2. 2011 National Asset Management Conference 'Public assets under the Spotlight' – included commentary on the tendency to sell assets chaotically rather than by way of a rationally planned approach, a historic chronic under budgeting of public assets and the necessity to have good data on which to base decisions
 3. May 2011 CIPFA article ['Squeezing the Assets'](#) promotes the case for strategic Place-based Asset Management with local public service providers collaborating on managing their land and buildings as a collective resource across an area; in effect treating it as one public estate
 4. November 2011 - Leaner and Greener II – Putting Buildings to Work - case study analysis of what the best public sector organisations have already put into practice. Efficiencies being produced through rationalising property portfolio, working in partnerships and improving workplace conditions.
 5. The Operational Efficiency Programme confirmed that UK Central Government uses 30% more office space than dictated by best practice. *"This inefficiency needs to be addressed much more urgently. Property assets should be managed separately and user departments charged for the space they use. This would focus minds on the efficient use of resources"*.
 6. The Westminster Sustainable Business Forum [Report on Delivering Effective Estate Management](#) in Local Government lauded by Eric Pickles found considerable evidence of poor utilisation of public property, costing money and adding to carbon emissions. The report explained that the space most Local Authority service directorates use is generally granted to them as a "free good" and that property cost is not reflected in their budget but covered by the overall Corporate property budget.
- These themes provide the context which this Asset Management Plan must reflect.

Sharing Assets

As can be seen from the previous page, many reports on Asset Management encourage sharing the use of assets with other public services, providing opportunities for efficiency gains from their collective land and buildings.

In respect of public facing services (Enquiry Office at Wellington), and partnership services there is a limited yet established preference to co-locate with other public sector bodies.

The Draft Corporate Business Plan 2013-16 says TDBC will actively explore sharing our accommodation with suitable partners and will invest to save in our working premises. This includes commitment to exploring and implementing more modern / flexible ways of working and more efficient use of office space (eg shared desking, modern communications systems).

At Deane House there is scope to release space, possibly as much as 2000sm if modern ways of working including hot desking are adopted, although significant investment in Infrastructure would be required. Interest to collaborate within Deane House has been received from several potential partners.

A project in our region set up in Spring 2012 to assist in this objective being realised is:

Shared Community Assets for Somerset (SCAS).

The partners to this project which includes TDBC, have a shared aim:

'to have fewer, but higher quality public service buildings that cost less to run and provide better access to public services'

An appendix provides more detailed ambitions of SCAS

Section C: ASSET PLAN



Estate – Vision



Strategically it is important to:

- Critically review and challenge the need to hold specific assets
- Regularly review and rationalise assets to ensure they are used effectively and deliver value for money.
- Utilise assets in a sustainable way to support the Council's strategic policies, including regeneration, to contribute to a dynamic local economy and is improving our environment.
- To ensure assets are protected and values maintained.

The Estate consists of:

- **Operational assets:** of the right size, location, configuration and condition for the efficient delivery of council services in a sustainable manner supporting the new Core Council structure and thematic working by providing flexible and adaptable space which encourages new ways of working both in and out of the office. Full consideration in achieving this over the medium term will be given to working collaboratively with partners to find the most efficient solutions including co-locations.
- **Non operational assets:** which should contribute to:
 1. Revenue producing
 2. Contributes to corporate strategy
 3. Provides community space
 4. Managed as an investment
 5. Consider disposal to occupiers where this enables expansion or retention of an indigenous employer, or helps attract new jobs to Taunton Deane in line with the emerging Corporate Business Plan objectives.

Financial Context – 2012/13

There has been a continuing background of unprecedented reductions in funding provided to local authorities by central government and its agencies, arising from the need to restrain public expenditure owing to the ongoing economic recession and to rebalance public finances. The Council therefore seeks to minimise the level of borrowing required to finance capital expenditure by maximising grants and contributions received and ensuring that any surplus assets are sold.

The following provides a snapshot of recent Capital expenditure and current Capital related activity including appropriate extracts from the Capital Programme 2012/13:

- £217,000 supporting emerging capital priorities during 2012/13, includes potential remodel of Deane House and potential works at Orchard Car Park, and other risks such as final costs of crematorium works which are unknown at this stage.
- The Council is anticipating some capital receipts during 2012/13, including:
 - • Mount Street ex-nursery site (part of receipt must repay costs related to acquisition of the new nursery). Property sold October 2012.
 - • Old TYCC site at Tangier
 - • Surplus site off Bindon road (Unlikely to be realised until 2013/14)
- 2011/12 Capital Budget involved Project Taunton schemes totalling £4.55m. This included Castle Green (£2.25m) and Firepool (£0.93m)
- 2012/13 draft Capital Budget allocates funding to:
 1. Four Project Taunton schemes, namely: Longrun Meadow Bridge (£40k); COACH Project (£40k); High Street Project with possible match funding (£100k); H&S in Public Areas (£10k).
 2. Orchard car park (£218k)

The emerging Corporate Business Plan 2013-16 says:

We will use our assets more efficiently, rationalising them to provide income

We will borrow and invest to save to meet our priorities

Financial Context – Maintenance Requirements

- In utilising assets for service delivery the Council needs to ensure that it meets minimum standards for health, safety and accessibility.
- Asset condition and suitability is an issue in many services. Much of the accommodation is now outdated for current service expectations and/or modern ways of working and many properties also have significant maintenance obligations. Assets falling into one or more of the above categories include St James Pool, Taunton Pool, Wellington Sports Centre, Deane House, Crematorium, Old Municipal Buildings, Wellington Office and three investment properties. Continued use of poor accommodation has an impact on the revenue costs of the service including higher maintenance, energy and other unit costs.
- Funding is not sufficient to enable quick replacement and rationalisation of the portfolio. The Council will investigate ways of funding this requirement. Actions identified later in this Plan, that will assist this process, will include critically reviewing and challenging the need to hold specific assets. The severity of the funding gap will dictate how robust certain actions are implemented.

Maintenance Costs 2013/14 - 2016/17

- The following page is a summary* of the maintenance costs for TDBC assets. It is broken down over 4 years into:
 1. Capital (Maintenance/Improvement) / Revenue
 2. Priority / Non-Priority works. Priority is defined as either urgent, essential, or to meet minimum standards for health and safety and legislation.

‘Priority’ work, including Capital (£1600k) and Revenue (£992k) needing to be undertaken in the next 4 years is estimated at £2,592,000.

‘Non Priority’ work needing to be undertaken in the next 4 years is estimated to be £684,000.

- Assuming the 2012/13 budget for maintenance (Capital and Revenue)** is repeated for 2013/14 there would be a funding gap to find (for 2013/14) of:
 1. £69,000 if only the identified Priority Works*** are undertaken
 2. £185,000 if both the identified Priority and Non Priority Works are undertaken
- Southwest One Property & FM’s Estates Division hold more detailed information for individual Council assets including maintenance costs per square metre. This is useful for benchmarking and undertaking option appraisals.
- * Data to produce this information is sourced from analysing (i) condition surveys undertaken between November 2010 and August 2011; (ii) expenditure since the surveys; and (iii) interviews with the Senior Building Surveyor.
- ** This excludes the significant majority of the Community, Open Spaces and Parks budget which accounts for grass/hedge cutting, utility bills, planting.
- ** This includes £408,000 of Capital works allocated for Project Taunton schemes (although £40k may need to be forwarded to 2013/14) and Orchard Car Park
- *** Includes (i) £748,000 of Priority works at Taunton Pool (ii) £150,000 new roof for 3 investment properties

SUMMARY OF TDBC ASSET MAINTENANCE COSTS 2013/14 TO 2016/17

	2013/14 £K	2014/15 £K	2015/16 £K	2016/17 £K	TOTAL £K
PRIORITY MAINTENANCE COSTS					
Capital Maintenance	973	372	69	180	1,594
Capital Improvements	6	0	0	0	6
Subtotal – Capital Costs	979	372	69	180	1,600
Revenue Maintenance	326	222	226	218	992
TOTAL PRIORITY	1,305	594	295	398	2,592
NON-PRIORITY MAINTENANCE COSTS					
Capital Maintenance	20	72	25	8	125
Capital Improvements	35	150	146	16	347
Subtotal – Capital Costs	55	222	171	24	472
Revenue Maintenance	108	62	16	26	212
TOTAL NON-PRIORITY	163	284	187	50	684
TOTAL PRIORITY + NON-PRIORITY	1,468	878	482	448	3,276
Total Capital	1,034	594	240	204	2,072
Total Revenue	423	284	242	244	1,204
TOTAL PRIORITY + NON-PRIORITY	1,468	878	482	448	3,276

Options Appraisal

Some actions will be to undertake an options appraisal of individual assets.

In undertaking this task one must be mindful of a more comprehensive locality review to ensure the 'bigger picture' is not compromised.

The Asset Planning process for options appraisal will consider the following:

- Sell and Reinvest Capital Receipt
- Refurbish and Retain
- Retain for Community Use
- Redevelop and Share with Partners
- Financial appraisal
- Operations appraisal

(RICS Public Sector Property Asset Management Guidelines)

Asset Management Plan

Work to undertake










Resources permitting the following work will be undertaken in the following categories:

Enabling Work – This will improve procedures and build knowledge of the asset base and support improved planning and management of individual assets going forward. (Examples of this are setting space standards for types of accommodation)




Property Specific Activities – more detailed initiatives on individual properties (such as those with a high maintenance backlog).

Schedules of intended projects in each category are set out in the following pages









Action and TDBC Funding (if appropriate)	Theme and Objective Supported	Target Date (for Member Authority to action if appropriate)	Lead	Anticipated Outcome	Financial Capitalised Benefit (Low, Med 10k+, High 50k+) and RAG Status identifying likelihood of Financial Benefit being received
Undertake an option appraisal on non-operational properties that do not meet criteria of 'Estates – Vision' slide	Growth. Efficient Portfolio Management	February 2014	SWOne Estates	A more efficient and relevant investment portfolio. Possible capital receipts for investment /revenue stream	HIGH 
Informing Departments of their 'property costs' to challenge occupation	All. Efficient Portfolio Management and reduce costs	March 2015	SWOne Estates/ TDBC (PF)	Departments occupying space see a fair and representative cost for it. Encouraging them to consider making savings	HIGH 
A more accurate service charge and insurance rent arrangement to be introduced on all future agreements.	All. Efficient Portfolio Management	January 2013	SWOne Estates	An operating service charge function within a sophisticated estates system.	MEDIUM 
Create and maintain an effective communication channel with the Strategy Lead for Carbon Monitoring to ensure no conflict.	Growth. Climate Change	January 2013 and ongoing	SWOne Estates	Policy in place to ensure Improved Strategic decisions.	LOW/MEDIUM 
Investigate Terrier Map and forward HRA sites to Housing for consideration due to greater powers for development afforded to TDBC.	Housing & Health. Affordable Housing	Ongoing	SWOne Estates	Housing plots made available, especially in smaller villages.	MEDIUM/HIGH 
Introduce a system to ensure surplus assets (e.g: redundant Pub Cons) are passed to the Retained Property Client to action option appraisal	Growth. Community & Commercial. Efficient Portfolio Management	April 2013	SWOne Estates	Environmental and revenue improvements	MEDIUM 
Undertake option appraisal on non operational assets that are 2 years from lease termination.	All. Efficient Portfolio Management	November 2012 ongoing	SWOne Estates	A more considered strategy adopted upon lease expiry to ensure best value is achieved.	MEDIUM 






AMP Actions - Enabling

Action and TDBC Funding (if appropriate)	Theme and Objective Supported	Target Date (for Member Authority to action if appropriate)	Lead	Anticipated Outcome	Financial Capitalised Benefit (Low, Med 10k+, High 50k+) and RAG Status identifying likelihood of Financial Benefit being received
Undertake option appraisal of Retail Portfolio to identify need for Estate Shops but being mindful not to undermine the value shops provide to a successful neighbourhood.	Housing & Health. Affordable Housing	January 2014	SWOne Estates	A portfolio of shops that have the desired community value and a selection of assets suitable for residential conversion.	MEDIUM 
Introduce interest charges on late rent payment.	Growth. Housing & Health. Efficient Portfolio Management	April 2014	SWOne Estates	Tenants invoiced for late payments resulting in lower arrears and increased revenue.	LOW/MEDIUM 
Upon completion of the condition surveys described below, undertake an option appraisal of all surface car parks especially the under performing ones outside of Taunton Town Centre.	Corporate & Client. Efficient Portfolio Management	August 2014	SWOne Estates/ TDBC (JL)	To ensure asset is providing best value and provide platform for challenging under performing car parks. RAG identifies likelihood of receiving significant receipt by disposal of a whole car park.	HIGH 
Undertake maintenance/condition survey on all surface car parks. TDBC FUNDING REQUIRED	Corporate & Client. Efficient Portfolio Management	November 2013	SWOne Hard FM/ Grounds	Maintenance backlog identified which will assist in option appraisal.	LOW
Implement a coding system to 1. Better identify maintenance costs on a per asset (not asset type) basis and 2. Isolate Maintenance from asset Budget	Growth. Efficient Portfolio Management	July 2013	Finance/ SWOne Hard FM	Expenditure can be identified on individual assets. Managers have better awareness of budget.	LOW

Actions – Property Specific

Action and TDBC Funding (if appropriate)	Theme and Objective Supported	Target Date (for Member Authority to action if appropriate)	Lead	Anticipated Outcome	Financial Capitalised Benefit (Low, Med 10k+, High 50k+) and RAG Status identifying likelihood of Financial Benefit being received
Options Appraisal on Castle Green Public Conveniences.	Community & Commercial. Quality of Place	December 2013	Strategic Director/ SWOne Estates	Adds to a good quality area and provides revenue benefits. Possible conversion of part to a Café.	HIGH 
Progress alternative uses of Oxford Inn Pub if pub use proves unviable.	Strategy & Perf. Growth. Housing. Regeneration	April 2013.	SWOne Estates	An appropriate use and best value secured on this corner site.	HIGH 
Options Appraisal on Deane House and identify future location of HQ. ULTIMATE TDBC FUNDING REQUIRED	All. Efficient Portfolio Management/ Total Place/ Regeneration/ Carbon Reduction	June 2014	Corporate & Client/ Retained Property/ SWOne Estates	Fit for purpose affordable HQ, embracing public sector partners and carbon reduction technology where appropriate	HIGH 
Options Appraisal on Priory Rd Depot and identify future location for Depot function. TDBC FUNDING REQUIRED	Community & Commercial. Service Delivery/ Regeneration	June 2013	Strategic Director/ Retained Property	Fit for Purpose Depot, release of land for employment and a commercial receipt for reinvestment.	HIGH 
Options Appraisal on Swimming Pool provision in Taunton and implementation of resolutions. TDBC FUNDING REQUIRED	All. Efficient Portfolio Management/ Regeneration	December 2013	Strategy & Performance	Fit for purpose swimming provision, maximising any receipts of surplus assets.	HIGH 
Options Appraisal on assets with a high maintenance backlog	Growth. Efficient Portfolio Management/ Regeneration	December 2013	SWOne Estates	Assets delivering best value for money. Covenants on any sale to protect corporate strategy. Capital receipt secured for reinvestment.	HIGH 

Actions – Property Specific

Action and TDBC Funding (if appropriate)	Theme and Objective Supported	Target Date (for Member Authority to action if appropriate)	Lead	Anticipated Outcome	Financial Capitalised Benefit (Low, Med 10k+, High 50k+) and RAG Status identifying likelihood of Financial Benefit being received
Options Appraisal on Market House.	Growth. Regeneration	February 2014	Retained Property / SWOne Estates	A more appropriate use and higher income secured in this prominent High Street location.	HIGH 
Undertake an options appraisal on assets adjoining the new Third Way.	Growth. Housing & Health. Regeneration	February 2014	SWOne Estates	An appropriate use and receipt secured on these more visible and valuable sites.	MEDIUM/HIGH 
Canon Street Car Park. Undertake Options Appraisal	Corporate & Client Service. Growth. Efficient Portfolio Management	December 2014	SWOne Estates	Option to provide better income or related capital receipt than existing, without affecting economic development	HIGH 
Further to the Shared Community Assets for Somerset project, undertake an options appraisal on 28/30 Fore Street, Wellington	All. Sustainable Community Development. Quality Services	March 2014	Retained Property / SWOne Estates	A public sector one stop shop delivering best value ensuring locality drivers are addressed.	HIGH 
Coal Orchard Car Park. Undertake Options Appraisal if Paul St car park project is shelved.	Corporate & Client Service. Growth. Efficient Portfolio Management	December 2014	SWOne Estates	Option to provide better income or related capital receipt than existing, without affecting economic development	HIGH 

Section D: ASSET MANAGEMENT ORGANISATION



The process for constructing the AMP

The process for developing this AMP has been broken down into two phases:

- Development and Consultation
- Agreement

These stages are described below

AMP Development

The draft AMP has been produced by Southwest One Property and Facilities Management following consultation with:

- Portfolio Holder Cllr Cavill, Cllr Horsley, Cllr Coles
- CMT
- Retained Property Client/Project Taunton
- SWOne DMT (Estates)
- Corporate Strategy
- TDBC Officers responsible for areas including:
 - Finance
 - Climate Change
 - Community Development
 - Parking
 - Legal Services
 - Forward Planning
 - Economic Development
 - Housing and Health

Additional reference has been made to best practice by organisations including:
CIPFA
RICS

Agreement

Following approval of the draft by Corporate Scrutiny Committee agreement will be required from:
Executive

Roles and Responsibilities for Asset Management



The roles of CMT, the Property Asset Management Group, Corporate Scrutiny Committee and SouthWest One (SWOne) in relation to property asset management are described below.

CMT Role

CMT's role is to provide governance for strategic and high-level property asset and service decision making within TDBC, including:

- Promotion of efficient use of property assets by services in line with AMP objectives.
- Adoption or amendment of Corporate Policies in relation to property asset use and management.
- Approval of the Capital Programme and Maintenance Programme.

CMT will also:

- Act to enable resolution of differing views from client Departments, where Southwest One have been unable to resolve an issue.
- Provide strategic guidance on potential opportunities for collaboration in the use of assets with other public or third sector bodies or of asset transfers to the community.
- Receive budget monitoring reports (at least quarterly or as deemed necessary) in respect of TDBC property related budgets managed by Southwest One.
- Advise on any required targets for capital receipt and revenue.

The Authority's Client Officer (Louise Dance) acts as the initial point of contact for issues SWOne propose to bring to CMT



Roles and Responsibilities for Asset Management



Corporate Scrutiny Committee Role

Corporate Scrutiny Committee periodically (usually quarterly) review the progress on development and implementation of the AMP.

Southwest One Role

SWOne have the responsibility for managing the Council's operational and non-operational portfolios (excluding Housing) on a day to day basis in line with the AMP and the Council's policies and Standing Orders.

Specifically SWOne are responsible for maintaining the property assets and developing the planned maintenance and capital programmes for approval by CMT.

SWOne drive the production of the AMP and are the Council's advisor on corporate property related issues.

Funding for these activities by SWOne is provided by the Council.

The principal exceptions to this are:

- Housing assets, which are managed directly by the Council and maintained principally by the DLO
- Assets undergoing transformation as part of Project Taunton



Roles and Responsibilities for Asset Management

Property Asset Management Group Role

The draft Asset Management Plan is reviewed for recommended improvements by the Property Asset Management Group. Once approved they meet to monitor its delivery on at least a quarterly basis. This group is made up of:

TDBC

- Corporate and Client Officer
- Retained Property Clients
- Portfolio Holder
- Shadow Portfolio Holder
- Theme/Service Unit Managers as required

Southwest One

- Divisional Manager Estates
- Other staff on an exceptional basis for specific agenda items.

In addition to overseeing the delivery of the work identified in the AMP the Property Asset Management Group will encourage efficient stewardship and use of corporate property assets in line with AMP objectives.

The Group will meet at least quarterly following agreement of the AMP.

Section E: APPENDIX



Shared Community Assets for Somerset

The partners to the programme have a shared aim:

To have fewer, but higher quality public service buildings that cost less to run and provide better access to public services.

The Board has adopted ambitions as part of this aim which include exploring the following:

- Rationalise public sector accommodation around the county, sharing buildings and co-locating services across organisations to reduce running costs by at least 20%.
- Provide alternatives to closing service buildings that are no longer affordable as single use facilities.
- Provide flexible, modern accommodation meeting changing needs of stakeholders.
- Using high quality customer insight information to help shape the plans for assets.
- Improving quality of data about assets and customers and sharing the information between the partners. This will include the development of a County wide public sector asset map
- Giving local people access to information about the public assets where they live and work, in-line with the Government's drive for greater transparency in public services.
- Engaging with local communities on public buildings in their area, inviting creative input.
- Meeting duties under the Localism Act such as identifying assets valued by communities, the 'Right to Bid' for assets of community value, and 'The Community Right to Reclaim Land' that is under-used.
- Releasing land to help solve the shortage of affordable housing in Somerset.
- Joining-up capital funding and procurement on asset initiatives where possible to reduce costs

ASSET LIST as at JAN 2013 (1)

HAMILTON ROAD ALLOTMENTS,TAUNTON	9.00 ACRE 3.65 HA	ALLOTMENTS
OBRIDGE ALLOTMENTS, OBRIDGE,TAUANTON	5.54 ACRE 2.23 HA	
ROWBARTON ALLOTMENTS,,KINGSTON ROAD, TAUNTON	3.90 ACRE 1.58 HA	
WHITMORE ALLOTMENTS,,TAUNTON	3.71 ACRE 1.50 HA	
GALMINGTON ALLOTMENTS,,TAUNTON	3.50 ACRE 1.42 HA	
TURNERS ALLOTMENTS,,STAPLEGROVE ROAD, TAUNTON	15.64 ACRE 6.33 HA	
HIGHER HOLWAY ALLOTMENTS,TAUNTON	1.75 ACRE 0.71 HA	
STOKE ROAD ALLOTMENTS,,TAUNTON	1.15 ACRE 0.46 HA	
NORTON HILL FORT,NORTON FITZWARREN	3.81 ACRE 1.54 HA	AMENITY
AMENITY/LANDSCAPED AREA,MARY STREET, TAUNTON	125.00 SQ.M	
AMENITY & OPEN SPACE LAND,,HITHERMEAD ESTATE, BIS/LYDEARD	5.14 ACRE 2.08 HA	
PART RIVERSIDE WALK,,TAUNTON	0.30 ACRE 0.12 HA	
AMENITY & SPORTING AREA WITH,TANGIER YOUTH CENTRE, TAUNTON	1.00 ACRE 0.40 HA	
AMENITY AREA ADJOINING,DEANE DRIVE, TAUNTON	80.00 SQ.M	
GOODLAND GARDENS,TAUNTON	2.92 ACRE 1.17 HA	
AMENITY AREA & RIVER FOOTPATH,FRENCH WEIR, TAUNTON	0.97 ACRE 0.40 HA	
THE NORTHERN GARDENS,,TAUNTON CASTLE.	0.54 ACRE 0.22 HA	
OPEN SPACE ADJ. BLACKTHORN GDS,TAUNTON	0.35 ACRE 0.14 HA	
CASTLE GREN AMENITY AREA,,TAUNTON	0.20 ACRE 0.08 HA	
AMENITY AREA, CORPORATION ST,,TAUNTON	0.13 ACRE 0.05 HA	

ASSET LIST as at JAN 2013 (2)

AMENITY AREA ADJOINING PENNYS, FIELD, GALMINGTON		AMENITY
AMENITY AREA ADJOINING, PARKFIELD ROAD, TAUNTON		
LYNGFORD PARK OPEN SPACES, TAUNTON		
RIVERSIDE WALK, TAUNTON	0.51 ACRE 0.20 HA	
OAKHURST ESTATE, WELLINGTON, AMENITY AREAS	0.30 ACRE 0.12 HA	
AMENITY AREA ADJ. GAOL STREAM, & GARDENS, PARK STREET	0.23 ACRE 0.09 HA	
NORTH STREET AMENITY LAND, WELLINGTON	215.00 SQ.M	
AMENITY LAND, WESTFIELD CLOSE,, TAUNTON	140.00 SQ.M	
FIREPOOL AMENITY PARK, TAUNTON		
SITE OF AVIMO FACTORY,, LISIEUX WAY, TAUNTON	4.35 ACRE 1.76 HA	THALES SITE
THE FORMER CASH OFFICE, 28, FORE STREET, WELLINGTON		CASH OFFICE
LAND ADJ. BUS STATION,, TOWER STREET, TAUNTON	0.29 ACRE 0.11 HA	BUS & COACH PARKING
PRIORY BRIDGE ROAD, CAR PARK, TAUNTON.	3.88 ACRE 1.58 HA	CAR PARK
MARY ST/HIGH ST CAR PARK, TAUNTON	0.70 ACRE 0.28 HA	
SPRINGFIELD ROAD CAR PARK, WELLINGTON	0.18 ACRE 0.07 HA	
EXTENSION TO MULTISTOREY CAR, PARK .PAUL STREET, TAUNTON		
WELLINGTON CEMETERY,, HILLY HEAD, WELLINGTON	5.15 ACRE 2.08 HA	CEMETERY
ST. JAMES CEMETERY,, STAPLEGROVE ROAD, TAUNTON	4.64 ACRE 1.87 HA	
ST. MARY MAGDALENE & BISHOPS, HULL CEMETERY, WELLINGTON ROAD	14.20 ACRE 5.75 HA	
TAUNTON DEANE CEMETERY, WELLINGTON ROAD, TAUNTON		

ASSET LIST as at JAN 2013 (3)

THE CEMETERY LODGE,STAPLEGROVE,ROAD,TAUNTON		CEMETERY LODGE
METHODIST CHURCH AND PUB SITES,LISIEUX WAY TAUTNON	17.00 ACRE 6.88 HA	CHURCH AND PUB SITE
PRIORY FIELD PUBLIC OPEN SPACE,PRIORY BRIDGE RD,TAUNTON		COMMUNITY
COMMUNITY WOODLAND,NETHERCLAY,BISHOPS HULL	10.35 ACRE	COMMUNITY WOODLAND
THE DEANE HOUSE,,BELVEDERE ROAD, TAUNTON	3.44 ACRE 1.39 HA	COUNCIL OFFICES AND CAR PARK
4 CANAL ROAD, TAUNTON		CANAL ROAD
5 CANAL ROAD, TAUNTON		
TAUNTON CREMATORIUM,,WELLINGTON ROAD, TAUNTON		CREMATORIUM
SITE OF VOCTORIA GATE SURGERY,VICTORIA GATE CAR PARK		DOCTOR'S SURGERY SITE
WEIRFIELD GREEN WILDLIFE AREA,TAUNTON		ECOLOGICAL AREA
SITE OF CHESTNUT TREE, CANON,STREET CAR PARK, TAUNTON	0.19 ACRE 0.07 HA	ELDERLY PERSONS CLUB SITE (VACANT)
WILTON HOUSE, UPPER HIGH ST.,TAUNTON	0.52 ACRE 0.21 HA	ELDERLY PERSONS HOME
LAND ADJOINING FIRE STATION,LISIEUX WAY, TAUNTON	2.96 ACRE 1.20 HA	FAIRGROUNDS/FETES ETC
FLOOD ALLEVIATION LAND & WALL,,STATION RD. NORTON FITZWARREN	50.00 SQ.M	FLOOD ALLEVIATION WORKS
PAVILION AT DOBREE PARK,,ROCKWELL GREEN		FOOTBALL PAVILION
VIVARY PARK GOLF COURSE,TAUNTON	54.30 ACRE 22.00 HA	GOLF COURSE
SITE OF VIVARY GOLF CLUBHOUSE,VIVARY PARK, TAUNTON		GOLF CLUBHOUSE SITE
OPEN SPACE, HIGHER HOLWAY,ESTATE, TAUNTON	14.65 ACRE 5.93 HA	HOUSING
THE GAZEBO, LONGFORTH ROAD CAR,PARK, WELLINGTON		
BLACKDOWN BUSINESS PARK,WELLINGTON	1.85 ACRE 0.75 HA	INDUSTRIAL UNITS

ASSET LIST as at JAN 2013 (4)

LAND ADJ. OBRIDGE LINK ROAD,,TAUNTON	0.22 ACRE 0.08 HA	LAND ADJOINING HIGHWAY
LAND FOR AFC AND TENNIS CLUBS,AT WELLINGTON PLAYING FIELD		LAND FOR FOOTBALL AND TENNIS CLUB
LANDSCAPED & AMENITY AREA ADJ,QUANTOCK HOUSE,MARY ST,TAUNTON	175.00 SQ.M	LANDSCAPING
LANDSCAPE AREAS ADJ. VICTORIA,PARKWAY, TAUNTON	342.00 SQ.M	
LANDSCAPED AREAS ADJ. VICTORIA,PARKWAY, TAUNTON	1290.00 SQ.M	
LANDSCAPED AREA ADJOINING,7 HIGH STREET, WELLINGTON		
LAND ADJOINING 18 MAGDALENE,STREET, TAUNTON		LAND FOR EX ADVERTISING SITE
LAND,TENNIS COURTS & BOWLING,BLACKBROOK PAVILION SPORTS CTR	14.82 ACRE	LEISURE LAND AND TENNIS COURTS
TAUNTON LIVESTOCK AND PRODUCE,MARKET, CANAL ROAD, TAUNTON	9.86 ACRE 3.99 HA	EX LIVESTOCK MARKET
LOCAL CENTRE SITE,,LISIEUX WAY, TAUNTON	1.94 ACRE 0.78 HA	LOCAL CENTRE SITE
MARKET CAR PARK, CANAL ROAD,,TAUNTON	0.40 ACRE 0.16 HA	MARKET CAR PARK
PAUL STREET MULTISTOREY CAR,PARK,TAUNTON	1.64 ACRE 0.66 HA	MULTISTOREY CAR PARK
THE MUSEUM, 28 FORE STREET,,WELLINGTON		MUSEUM
REAR OF EX NURSERIES MOUNT STREET,TAUNTON		EX NURSERY SITE
PRIORY DEPOT OFFICE BLOCK,TAUNTON		OFFICES
BEDFORD HOUSE,PARK STREET,,TAUNTON	1.06 ACRE	
1ST AND 2ND FLOORS,FLOOK HOUSE,BELVEDERE ROAD, TAUNTON		
FIRST FLOOR OFFICES,30 FORE ST,WELLINGTON		
GROUND FLOOR, 30 FORE STREET,,WELLINGTON		
51/52 HIGH STREET, TAUNTON	312.00 SQ.M	OFFICES – GROUND LEASE

ASSET LIST as at JAN 2013 (5)

LYNGFORD PARK, PRIORSWOOD,ESTATE, TAUNTON	6.08 ACRE 2.46 HA	OPEN SPACE
HOYLES FARM OPEN SPACE,,WELLINGTON	3.65 ACRE 1.48 HA	
OPEN SPACE, UPPER HOLWAY ROAD,TAUNTON	3.10 ACRE 1.25 HA	
OPEN SPACE ADJ. ASDA STORES,,TAUNTON	2.93 ACRE 1.18 HA	
LAND OFF STATION ROAD,,BISHOPS LYDEARD	2.91 ACRE 1.18 HA	
LAND ADJ. PRIORY AVENUE AND,WINCKWORTH WAY, TAUNTON	1.76 ACRE 0.71 HA	
OPEN SPACE WAMBROOK CLOSE,SHERFORD	1.40 ACRE 0.56 HA	
CREECHBURY ORCHARD OPEN SPACE,TAUNTON	0.97 ACRE 0.39 HA	
LAND ADJ. PRIORY FIELDS,,TAUNTON	0.55 ACRE 0.21 HA	
GREENWAY ROAD, OPEN SPACE,TAUNTON	0.38 ACRE 0.15 HA	
ROSEBERRY TERRACE OEPN SPACE,TAUNTON	0.37 ACRE 0.15 HA	
OPEN SPACE, FAIRFIELD GREEN ,,CHANTRY FIELDS, CHURCHINFORD	0.21 ACRE 0.09 HA	
OPEN SPACE LAND AT DOWSLAND,WAY AND CHESTNUT DRIVE	0.20 ACRE 0.08 HA	
OPEN SPACE, SOUTH ROAD,,TAUNTON	0.12 ACRE 0.04 HA	
STANDFAST ROAD PUBLIC OPEN SPS,NERROLLS FARM,TAUNTON	0.08 ACRE	
ST ANDREWS VIEW OPEN SPACE,OFF.GREENWAY AVENUE, TAUNTON	0.02 HA	
BLACKBROOK WAY PUBLIC OPEN,SPACE, TAUNTON		
OPEN SPACE ON LAND ADJOINING,PRIORY WAY,TAUNTON		
WELLSPRINGS ROAD OPEN SPACE,TAUNTON	8.76 ACRE 3.55 HA	
CREECHBARROW HILL OPEN SPACE,TAUNTON	4.17 ACRE 1.69 HA	

ASSET LIST as at JAN 2013 (6)

OPEN SPACE & AMENITY AREA,STAPLEGROVE ROAD, TAUNTON	4.15 ACRE 1.67 HA	OPEN SPACE
OPEN SPACE ADJOINING,WELLINGTON ROAD, TAUNTON	0.92 ACRE 0.37 HA	
FARRIERS GRANGE OPEN SPACE,,MONKTON HEATHFIELD	5.00 ACRE 2.27 HA	
PUBLIC OPEN SPACE & CHILDRENS,PLAY AREA,THE SHAULDERS,TAUNTON	0.36 ACRE 0.15 HA	
LEYCROFT FARM OPEN SPACES,,TAUNTON	8.89 ACRE 3.60 HA	
OPEN SPACES, KILLAMS DRIVE,TAUNTON	6.35 ACRE	
OPEN SPACE, DOWSLAND FARM,TAUNTON	5.93 ACRE 2.40 HA	
OPEN SPACES, QUEENSWAY,,TAUNTON	5.76 ACRE 2.33 HA	
APPLEGROVE PUBLIC OPEN SPACES,TAUNTON	3.14 ACRE 1.27 HA	
BISHOPS MEAD OPEN SPACES,,BISHOPS HULL, TAUNTON	3.11 ACRE 1.26 HA	
LISIEUX WAY OPEN SPACES,,TAUNTON	2.16 ACRE 0.87 HA	
PARKFIELD WALK OPEN SPACE,TAUNTON	2.13 ACRE 0.86 HA	
OPEN SPACES HUDSON WAY,STAPLEGROVE, TAUNTON	1830.00 SQ.M	
OPEN SPACES, NEWBARN PARK,,TAUNTON	1.32 ACRE 0.53 HA	
CLAREMONT ESTATE OPEN SPACES,GALMINGTON, TAUNTON	1.25 ACRE 0.50 HA	
OPEN SPACES, HAINES PARK,,TAUNTON	1.00 ACRE 0.40 HA	
LOWER HOLWAY FARM, OPEN SPACES,TAUNTON	0.78 ACRE 0.31 HA	
THE SPINNEY OPEN SPACES,,TAUNTON	0.70 ACRE 0.28 HA	
OPEN SPACES, CRUFTS MEADOW,ESTATE, CREECH ST. MICHAEL	0.69 ACRE 0.28 HA	
OPEN SPACES, QUEENS DRIVE,,TAUNTON	0.42 ACRE 0.17 HA	

ASSET LIST as at JAN 2013 (7)

OPEN SPACES, WEST VIEW ESTATE,CREECH ST MICHAEL	0.25 ACRE 0.10 HA	OPEN SPACE
OPEN SPACES, RYSELAND WAY,,ESTATE, CREECH ST. MICHAEL	0.23 ACRE 0.09 HA	
OPEN SPACES AT UPCOTT CRES,,ASH CRESC,CHILLISWOOD CRESCENT	0.21 ACRE 0.08 HA	
OPEN SPACES, SHERFORD ROAD,,TAUNTON	0.20 ACRE 0.08 HA	
POS AT SWAINS LANE, WELLINGTON		
37 SOUTH ST,WELLINGTON	0.06 ACRE 0.02 HA	OXFAM SHOP PREMISES
VIVARY PARK,TAUNTON	17.85 ACRE 7.23 HA	PARK
VICTORIA PARK, TAUNTON	15.66 ACRE 6.33 HA	
PARK LODGE,WELLINGTON PARK,WELLINGTON		PARK LODGE
PAVILION AT CLEEVE RD PLAYING,FIELD,PRIORSWOOD		PAVILION
PAVILION AT GALMINGTON PLAYING,FIELD, TAUNTON		
PAVILION AT RECREATION GROUND,ADJOINING WELLINGTON PARK		
PAVILION AT WELLINGTON PLAYNG,FIELD, WELLINGTON		
PAVILION & TOILETS AT VICTORIA,PARK, TAUNTON		PAVILION AND TOILETS
PAVILION&PUBLIC TOILETS,,VIVARY PARK, TAUNTON		
HAMILTON GAULT PAVILION AND,TOILETS, TAUNTON		
PAVILION AND TOILETS AT,TAUNTON GREEN PLAYING FIELDS		
BIRCH ROAD PLAY AREA,,WELLINGTON	0.33 ACRE 0.13 HA	PLAY AREA
OAK PRIORS OPEN SPACES,,WELLINGTON	0.45 ACRE 0.18 HA	
PLAY AREA&PUBLIC OPEN SPACE AT,COTFORD ST LUKE	9.85 ACRE 3.99 HA	

ASSET LIST as at JAN 2013 (8)

GALMINGTON PLAYING FIELD,TAUNTON	9.44 ACRE 3.82 HA	PLAYING FIELD
CLEEVE ROAD PLAYING FIELD,,PRIORSWOOD, TAUNTON	7.32 ACRE 2.96 HA	
BISHOPS HULL PLAYING FIELD,BISHOPS HULL, TAUNTON	5.60 ACRE 2.26 HA	
WELLINGTON PLAYING FIELD,,WELLINGTON	11.05 ACRE 4.47 HA	
PLAYING FIELDS ADJOINING,BLACKBROOK SPORTS CENTRE	8.54 ACRE	
HAMILTON GAULT PLAYING FIELDS,TAUNTON	11.56 ACRE 4.67 HA	
TAUNTON GREEN PLAYING FIELDS	10.75 ACRE 4.00 HA	
SHOWELL PARK PUBLIC OPEN SPACE,STAPLEGROVE.TAUNTON	1.67 ACRE 0.67 HA	PUBLIC OPEN SPACE
PUBLIC OPEN SPACE,CHAMPFORD,LANE,WELLINGTON	0.50 ACRE	
POS AT WHITE STREET,NORTH,CURRY		
PUBLIC OPEN SPACE, CHELSTON,BUSINESS PARK		
PUBLIC OPEN SPACE AT SAXON,CLOSE, OAKE	0.10 ACRE 0.04 HA	
DOBREE PARK PUBLIC OPEN SPACE,ROCKWELL GREEN.	4.70 ACRE 1.90 HA	
TREVOR SMITH POS, SOUTH STREET,TAUNTON		
EX CASTLE STREET CAR PARK,,TAUNTON	0.62 ACRE 0.25 HA	
CANON STREET CAR PARK,,TAUNTON	2.00 ACRE 0.80 HA	PUBLIC CAR PARK
CRESCENT CAR PARK, TAUNTON	1.84 ACRE 0.74 HA	
TANGIER CAR PARK, TAUNTON	1.61 ACRE 0.65 HA	
VICTORIA GATE CAR PARK,,TAUNTON	1.56 ACRE 0.63 HA	
COAL ORCHARD CAR PARK,,TAUNTON	1.35 ACRE 0.58 HA	

ASSET LIST as at JAN 2013 (9)

ENFIELD CAR PARK, TAUNTON	1.35 ACRE 0.55 HA	PUBLIC CAR PARK
KILKENNY CAR PARK, TAUNTON	1.24 ACRE 0.50 HA	
BELVEDERE ROAD CAR PARK,,TAUNTON	1.22 ACRE 0.49 HA	
LONGFORTH ROAD CAR PARK,WELLINGTON	1.20 ACRE 0.48 HA	
WOOD STREET CAR PARK,,TAUNTON	1.13 ACRE 0.45 HA	
CAR PARK CROFT WAY,,WIVELISCOMBE	0.95 ACRE 0.38 HA	
NORTH STREET CAR PARK,,WELLINGTON	0.81 ACRE 0.33 HA	
SOUTH STREET CAR PARK,,WELLINGTON	0.65 ACRE 0.26 HA	
CASTLE GREEN CAR PARK,TAUNTON TAUNTON	0.50 ACRE 0.20 HA	
WHIRLIGIG CAR PARK, TAUNTON	0.40 ACRE 0.16 HA	
PUBLIC CAR PARK, FONS GEORGE,ROAD, TAUNTON.	0.35 ACRE 0.14 HA	
KILKENNY CAR PARK,,TAUNTON	0.32 ACRE 0.13 HA	
ELMS PARADE CAR PARK,STAPLEGROVE ROAD, TAUNTON	0.25 ACRE 0.10 HA	
GREENBROOK TERRACE CAR PARK,,TAUNTON		
NORTH STREET PUBLIC CAR PARK,WIVELISCOMBE		
CASTLE WALK PUBLIC,CONVENIENCES, TAUNTON		PUBLIC CONVENIENCE
MILVERTON PUBLIC CONVENIENCES,CREEDWELL ORCHARD, MILVERTON		
PAUL ST PUBLIC CONVENIENCES,TAUNTON		
PUBLIC CONVENIENCES,,LONGFORTH ROAD CAR PARK		
PUBLIC CONVENIENCES AT FRENCH,WEIR RECREATION GROUND,TAUNTON		
PUBLIC CONVENIENCES AT,ROCKWELL GREEN, WELLINGTON		

ASSET LIST as at JAN 2013 (10)

PUBLIC CONVENIENCES CANON,STREET CAR PARK, TAUNTON		PUBLIC CONVENIENCE
PUBLIC CONVENIENCES, GOODLAND,GARDENS, TAUNTON		
PUBLIC CONVENIENCES, HIGH ST,CAR PARK, TAUNTON		
PUBLIC CONVENIENCES, MOUNT ST.,BISHOPS LYDEARD		
PUBLIC CONVENIENCES, NORTH,STREET CAR PARK, WELLINGTON		
PUBLIC CONVENIENCES,,BELVEDERE ROAD, TAUNTON		
PUBLIC CONVENIENCES,,FONS GEORGE ROAD, TAUNTON		
PUBLIC CONVENIENCES,,NORTH STREET, WIVELISCOMBE		
PUBLIC CONVENIENCES,,PRIORY BRIDGE ROAD CAR PARK		
PUBLIC CONVENIENCES,CANAL,ROAD,TAUNTON		
PUBLIC CONVENIENCES,KINGSTON ROAD, TAUNTON		
WELLINGTON PARK PUBLIC CONVENS		
PUBLIC CONVENIENCES,BISHOPS,LYDEARD STATION.		
ELMS PARADE ORNAMENTAL GARDEN,TAUNTON	130.00 SQ.M	PUBLIC GARDEN
NERROLLS FARM POS AND FOOTBALL,PITCH, TAUNTON	22500.00 SQ.M	PUBLIC OPEN SPACE
WEIRFIELD GREEN PUBLIC OPEN,SPACE,STAPLEGROVE RD,TAUNTON	2.00 ACRE 0.41 HA	
OPEN SPACE,VIRGINIA ORCHARD,,BUSHY CROSS LANE, RUISHTON	185.00 SQ.M	
CHIMORA AND LEIGH PARKS,WEST,BUCKLAND	1.63 ACRE 66.00 HA	
NASH GREEN PUBLIC OPEN SPACE,,SWALLOWFIELDS,STAPLEGROVE.	1.36 ACRE 0.55 HA	
MARQUIS MEADOW PUBLIC OPEN,SPACE,ROCKWELL GREEN	0.84 ACRE 0.34 HA	
POS ADJOINING SHERFORD STREAM,& QUEENS DRIVE	0.75 ACRE	

ASSET LIST as at JAN 2013 (11)

HILLYFIELDS PUBLIC OPEN SPAC,,UPPER HOLWAY,TAUNTON	0.69 ACRE 0.28 HA	PUBLIC OPEN SPACE
ST.QUINTINS WALK PUBLIC OPEN,SPACE,BATHPOOL,TAUNTON	0.57 ACRE	
JURSTON LANE PUBLIC OPEN SPAC,,WELLINGTON	0.44 ACRE 0.18 HA	
PUBLIC OPEN SPACE, ACACIA,GARDENS, BATHPOOL, TAUNTON	0.44 ACRE 0.18 HA	
CROFTERS GREEN PUBLIC OPEN,SPACE,MONKTON HEATHFIELD	0.38 ACRE 0.15 HA	
RYES TERRACE PUBLIC OPEN SPACE,CREECH ST., MICHAEL.	0.12 ACRE 0.05 HA	
SUMMERLEAZE PUBLIC OPEN SPACE,,NERROLS FARM,TAUNTON	0.05 ACRE 190.00 SQ.M	
CHEDDON MEWS PUBLIC OPEN SPACE, CHEDDON RD, TAUNTON	0.02 ACRE 80.00 SQ.M	
CASHFORD GATE PUBLIC OPEN,SPACE,NERROLS FARM,TAUNTON		
MALLARD COURT PUBLIC OPEN,SPACES,PRIORSWOOD RD,TAUNTON		
PUBLIC OPEN SPACE AT BAILEYS,GATE,COTFORD ST LUKE		
PUBLIC OPEN SPACE AT HAIMES,WHARF		
OPEN SPACE & AMENITY AREA,WINDMILL HILL,NORTH CURRY	0.22 ACRE 0.09 HA	
sAWYERS LEIGH PUBLIC OPEN,SPACE,KINGSTON ST MARY	0.59 ACRE	
PUBLIC OPEN SPACES,,WIVELISCOMBE	0.73 ACRE 0.29 HA	
PUBLIC OPEN SPACE, THE ACORNS,WELLINGTON	0.28 ACRE 0.03 HA	
RECREATION GROUND, WELLINGTON,(ADJOINING THE PARK)	5.28 ACRE 2.14 HA	RECREATION GROUND
FRENCH WEIR RECREATION GROUND,TAUNTON	5.85 ACRE 2.37 HA	
GREENWAY RECREATION GROUND,TAUNTON	3.50 ACRE 1.42 HA	
LAND ADJ. HAYDON LANE, TAUNTON	0.48 ACRE 0.19 HA	
GROUND FLOOR, FLOOK HOUSE,,BELVEDERE ROAD, TAUNTON		EX REGISTRAR AND CAR PARKING

ASSET LIST as at JAN 2013 (12)

TANGIER SCOUT & GUIDE CENTRE,CASTLE STREET, TAUNTON	0.22 ACRE 0.09 HA	SCOUT AND GUIDE CENTRE
SCRAP METAL YARD & ADJOINING,LAND, PRIORY WAY, TAUNTON	1.77 ACRE 0.71 HA	SCRAP METAL YARD
THE BIKE PARK, COAL ORCHARD,TAUNTON	0.12 ACRE 0.05 HA	BIKE PARK
SITE OF MIKE CHEDZOY MOTORS,AT GREENBROOK TERRACE CAR PARK		SITE OF CHEDZOY MOTORS
SITE OF FORMER PUBLIC,CONVENIENCES,CHELSTON	0.17 ACRE 0.07 HA	SITE OF FORMER PUBLIC CONVENIENCES
SPECTATOR STAND AT WELLINGTON,PLAYING FIELD		SPECTATOR STAND
WELLINGTON SPORTS CENTRE,,WELLINGTON	7.31 ACRE 2.96 HA	SPORTS CENTRE
BLACKBROOK PAVILION SPORTS,CENTRE,BLACKBROOK WAY,TAUNTON	5.20 ACRE	
WELLSPRINGS SPORTS CENTRE,CHEDDON ROAD,TAUNTON		
LAND AT FROBISHER WAY,,BINDON ROAD, TAUNTON	0.75 ACRE 0.30 HA	STORAGE LAND
LAND ADJ.RIVER TONE,,TAUNTON	0.25 ACRE 0.10 HA	SURPLUS HIGHWAY LAND
SWIMMING BATHS, ST. JAMES,STREET, TAUNTON	0.29 ACRE 0.11 HA	SWIMMING POOL
TAUNTON DEANE SWIMMING BATHS,BELVEDERE ROAD, TAUNTON	1.01 ACRE 0.41 HA	
TAUNTON BOWLING CLUB LAND,,VIVARY PARK, TAUNTON		BOWLING CLUB
CRICKET GROUND, ASH MEADOWS,TAUNTON	3.80 ACRE 1.54 HA	CRICKET CLUB
227 CHEDDON ROAD,TAUNTON	0.02 ACRE 80.00 SQ.M	TAUNTON GREEN LODGE
GROUND FLOOR OF PAUL ST MULTI,STOREY CAR PARK,TAUNTON		LIBRARY
LAND LEASED TO A1/APEX TAXIS,LONGFORTH RD,WELLINGTON		TAXI RANK
LAND ADJOINING HIGHFIELDS,STOKE ST MARY	4.50 ACRE 1.82 HA	NURSERY

ASSET LIST as at JAN 2013 (13)

VIVARY PARK TENNIS COURTS,TAUNTON	0.53 ACRE 0.21 HA	TENNIS COURTS
TENNIS COURTS AT TAUNTON GREEN,PLAYING FIELD,CHEDDON RD,TNT		
WELLINGTON PARK	4.60 ACRE 1.86 HA	PARK
SITE OF BREWHOUSE THEATRE &,ARTS CENTRE,COAL ORCHARD, TNT	0.92 ACRE 0.37 HA	THEATRE AND ARTS CENTRE
TOURISM AND CAR PARK AND POS,BISHOPS LYDEARD	1.72 HA	TOURISM AND CAR PARK
THE MARKET HOUSE & GROUNDS,,THE PARADE, TAUNTON	0.45 ACRE 0.18 HA	VARIOUS
MUNICIPAL BUILDINGS AND,CASTLE WALK, TAUNTON		
HANKRIDGE WETLANDS NATURE,RESERVE,TAUNTON		WETLANDS NATURE RESERVE
NATURE RESERVE,BICKENHALL	1.50 ACRE	WILDLIFE SITE
Y.M.C.A. SITE, LISIEUX WAY, TAUNTON	1.12 ACRE 0.45 HA	YMCA
SITE OF TRIDENT YOUTH CLUB,GALMINGTON, TAUNTON	0.50 ACRE 0.20 HA	YOUTH CLUB
POS AT STANDFAST PLACE,,NERROLLS FARM, TAUNTON	0.08 ACRE	NOT DESCRIBED
1&2 CANAL ROAD, TAUNTON, DEMOLISHED		
LAND IN TANCRED STREET, TAUNTON		
84,86,88&88A PRIORY BRIDGE,ROAD,TAUNTON		
LAND AT LONG RUN FARM,TAUNTON		
UNIT 3 CANAL ROAD ,TAUNTON, DEMOLISHED		