

ASSET MANAGEMENT BEST VALUE IMPROVEMENT/ACTION PLAN (September 2012)

Ref No.	Proposed Action	Identified Improvements	Officer	Financial Implications	Priority	Timetable	Progress
R2/08	Develop assets to meet operational, service and community needs	To support the Council's strategies and policies	Jim Latheron	Staff time	Med	Ongoing	Continuing in support of future asset management planning
R3/08	Review all significant assets to ensure that they are fit for purpose, meets current needs and provide value for money	To rationalise under-performing or surplus assets and consider appropriate alternative forms of management	Jim Latheron	Staff time	Med	Ongoing	Continuing in support of future asset management planning
R4/08	Significant investment decisions are evaluated using option appraisal and whole life costings	Improve value for money, deliver better outcomes for the community and mitigate adverse impacts on the environment.	Jim Latheron	Staff time	High	Ongoing	Continuing in support of future asset management planning
R6/08	To review the ownership of The Cobden Road Centre, Sevenoaks, 12 Knole Way, Sevenoaks and the Land to the rear of 7-13 Oakhill Road, Sevenoaks	To maximise the use/value of the Council's property assets	Jim Latheron	Professional fees to be identified and reported to Members	Med	December 2012 annual	Cobden Road Centre has now been vacated and will be the subject of a report to the Committee at a later date. The tenant of 12 Knole Way is considering an application to purchase the property. Rear of 7-13 Oakhill Road is being held in abeyance pending a decision by the adjoining owner regarding their land.
R7/10	To review the water usage by the main operational buildings to ensure judicious use of natural resources	Reduced mains water consumption	Jim Latheron	Staff time	High	Ongoing	Current and past usage is detailed in the report, monitoring of water use will continue and water saving methods considered.

R8/1	To review the Council's rural land holdings	To rationalise under-performing or surplus assets and consider appropriate alternative forms of management/ownership	Jim Latheron	Staff time plus unidentified specialist advisor fees	Med	August 2014	Timber den Farm review is to be considered in 2014 as currently the return on any capital should it be sold is below the income from farm rents and grants (the current grant scheme ends in 2014)
R9/10	To review the ownership of Meeting Point, 27-37 High Street, Swanley	To maximise the use/value of the Council's property assets	Jim Latheron	Professional fees to be identified and reported to Members	Med	December 2012	The tenants are considering purchase of the freehold, an offer is awaited following which the matter will be reported to Members