

Asset Management Strategy: Buildings and Launches
Report by Asset Officer and Director of Operations

Summary: This report sets out the progress that officers have made to date in the development of the Asset Management Plan and identifies the budgetary provisions which are required in respect of Broads Authority buildings and launch assets.

1 Asset Management Strategy

- 1.1 The Broads Authority adopted its Asset Management Strategy in July 2012, following its identification as a key priority for the Broads Authority following an internal audit carried out in 2008/09, and a new post of Asset Officer was created as part of the restructuring in 2011. This Strategy identifies how the Authority will ensure that the Authority's land, property and other assets are managed and maintained as effectively as possible. A fundamental review of the Strategy is scheduled for 2017/18.

2 Asset Management Plan

- 2.1 The Authority's progress in developing its Asset Management Plan was reported to members in January 2014 where for the first time the Authority had collected a complete dataset of all its assets. As a result the Authority reviewed the relevant revenue budgets, and agreed to make financial provisions to a number of ring fenced reserves
- 2.2 As a general principle it was agreed that any underspend on any of these budgets as a result of securing more favourable prices should be ring fenced and added back into the appropriate reserves. Similarly, the reserve strategies should be regularly reviewed, updated and amended as required.
- 2.3 The Authority agreed to continue to make appropriate annual provision for capital expenditure in the following areas and undertake a fundamental review of each area on a five year rolling programme as set out below:

Area	Completed Year	Next Due
Replacement needs of essential Plant and equipment for Operations team/ Vehicles	2012/ 2016	2020
Replacement of the fleet of patrol Launches	2012	2017
Repair / Maintenance of Authority's navigation furniture and property assets	2013	2018
Repair/Maintenance of Authority's countryside and conservation land and property assets	2015	2019

Structural repairs/replacement of Authority Buildings and Land	2016	2021
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3 Buildings

- 3.1 Concertus were appointed in June 2016 as a result of the tender process undertaken for our property consultancy services and between July-September undertook a building survey on each of our buildings, which include public buildings such as visitor centres as well as operational bases. They have subsequently identified and produced a planned maintenance programme for each building which details work required in each year from 2017 until 2021 and future work in the period 2022-26.
- 3.2 Detailed work has been carried out and costs in the detailed programmes have been critically reviewed and assessed. Work that we are able to undertake internally, and from revenue budgets, has been separated from works that would need to be contracted out. The total costs are detailed in Appendix 1.
- 3.3 It is therefore proposed that a total annual provision of £50,000 is made for contribution to property reserves to cover the costs of required external works for Broads Authority assets. Members should note that works over £50,000 are required in the initial years of the programme. In accordance with previously agreed cost apportionments this annual contribution should be funded £36,000 from National Park Grant and £14,000 from the Navigation budget. It is further proposed that the first year's contributions will be met from the normal maintenance budget and existing property reserves, with suggested contributions starting in 2018/19 to be included in the Financial Strategy.

4 Patrol Launch Replacement

- 4.1 Following recent disposal of two launches and the purchase of the motor launch Aitken Clark, the Asset Management Plan has been updated to reflect these costs. Members are asked to note that it is proposed to increase the contribution to reserves by £3,000 per annum from 2018/19 as detailed in Appendix 2. A review of the Ranger Services planned for 2017/18 will also include a review of the launches prior to any further purchase.

Background papers: None

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Broads Plan Objectives: None

Appendices: APPENDIX 1 – Building Costs
APPENDIX 2 – Launch replacement costs

Projected Broads Authority Building Costs

Appendix 1

BUILDING	% Budget Allocation		YEAR & EXTERNAL COST					FUTURE COST	TOTAL EXT.Costs	NAV BDGT	NPG BDGT	YEAR & INTERNAL COST					FUTURE COST	TOTAL INT.Costs	TOTAL COSTS
	NAV	NPG	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6-10				YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6-10		
			2017	2018	2019	2020	2021	2022-2026				2017	2018	2019	2020	2021	2022-2026		
Dockyard (FH)	70	30	0	0	10000	9200	12920	7535	39655	27759	11897	64350	244180	8010	2930	48305	39655	415575	455230
Buttles Barn (LH)	0	100	3000	1800	4000	1800	1800	9000	21400	0	21400	5400	1200	1200	1200	1200	17000	27200	48600
Island Cottage, Beccles(LH)	70	30	2500	0	0	200	0	0	2700	1890	810	1550	8900	950	150	2350	6400	20300	23000
Whitlingham Barn(LH)	0	100	2300	9600	3450	6900	15100	8000	45350	0	45350	4700	6100	9610	8500	600	21300	50810	96160
Ludham Fieldbase(LH/ Out)	8	92	41780	54510	18250	600	52200	3200	170540	13643	156897	3130	23720	28220	11020	1120	13910	81120	251660
Barton Toilets/Car Park	0	100	350	850	350	350	7050	1600	10550	0	10550	7500	2250	17200	1050	14960	6000	48960	59510
Hoveton TIC(FH)	0	100	11100	11150	2700	9800	300	26490	61540	0	61540	650	8550	1990	7950	4000	4190	27330	88870
Ranworth TIC(LH/Out)	45	55	150	150	4150	150	150	750	5500	2475	3025	4560	8760	7160	6810	3260	22640	53190	58690
Toad Hole Cottage	0	100	12000	15500	0	0	1500	400	29400	0	29400	1800	2900	15500	5830	2900	16100	45030	74430
How Hill Boat Shed	0	100	300	300	300	300	2800	1500	5500	0	5500	350	2450	3650	950	1300	2950	11650	17150
Wroxham Boat Shed	100	0	540	540	540	540	3040	2700	7900	7900	0	3000	1355	2750	800	675	950	9530	17430
Ludham Boat Shed	100	0	900	6300	50700	300	3300	1500	63000	63000	0	2010	5000	800	600	1600	15000	25010	88010
Dockyard Boat Shed	100	0	300	300	300	300	2800	1500	5500	5500	0	13800	300	3800	300	2800	1500	22500	28000
Irstead Boat Shed	100	0								0	0								0
John Fox Cottage	70	30	12000	0	0	0	0	0	12000	8400	3600	14320	7600	0	0	0	0	21920	33920
Totals			87220	101000	94740	30440	102960	64175	480535	130567	349968	127120	323265	100840	48090	85070	167595	860125	1340660
							annual contribution			13057	34997								

Ludham Fieldbase the majority of the work in 2017 s/be completed under the lease agreement by the tenant

Hoveton TIC has been allocated £25,000 from Project Development Group for intial repairs

Launch replacement Strategy

Appendix 2

Item/ built	Condition	Original schedule	40yr replacement	Comments	Income received from sale	Actual/ Budget replacement cost	valuation date
M/L Yare	Ageing hull and structure requiring £1k extra on refit each year on average, ongoing engine issues including water pump problems 2016	2021	2021/2061			100,000	
M/L Waveney	Ageing hull and structure, problems ongoing after initial build with checkerboarding on top of wood leading to rotting, ongoing engine problem and general wear and tear in 2016, problems with gear linkages. Priority to be reviewed.	2018	2025/ 2065			100,000	
M/L Ant	Hull and structure in fair condition, some wear and tear, steering cam replaced 2016	2029	2028/ 2068			100,000	
M/L Wensum	Hull and structure in good condition, ongoing intermittent problems with gear linkages 2016	2025	2031/ 71			100,000	
Charles Collier 1997	15yrs old. Hull and structure in good condition, electrics associated with electric engine need replacing, in 2016 refit	2035	2037 / 2077	assessment on batteries for electric engine to be reviewed		100,000	
Spirit of Breydon 2013	new 2013	2050	2046/ 2093			120,000	2013
Martin Broom 2013	Good	2050	2053 / 2093			85,288	2013
Aiken Clark 2016	Good	-	2056/ 2096			102,983	2016
M/L Chet				SOLD	13,332.50		
M/L Thurne				SOLD	14,583.33		
M/L Barton				SOLD	11,666.67		