

CABINET

13 DECEMBER 2006

2006 ASSET MANAGEMENT PLAN

Report of CHIEF ESTATES OFFICER

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RECENT REFERENCES:

CAB1269 Financial Strategy 2007/08 to 2011/12 26 July 2006

EXECUTIVE SUMMARY:

The report considers the draft Asset Management Plan relating to the management of the Council's operational and non operational property with the exception of the housing stock. The plan includes the national and local performance indicators and recommendations with regards to undertaking additional property surveys to better inform the capital programme in relation to capital repairs on major buildings.

RECOMMENDATIONS:

1. That the draft Asset Management Plan 2006 be adopted.
2. That, subject to the approval of the growth bid referred to in Recommendation 3 below, on completion of the new property surveys that a report be brought back with a revised five year programme of property repairs.
3. That a revenue growth bid of £40,000 be considered as part of the budget process to meet part of the cost of the property surveys.

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2006 ASSET MANAGEMENT PLAN

REPORT OF CHIEF ESTATES OFFICER

1 Introduction

- 1.1 The Council's Asset Management Plan [AMP] is an important corporate document bringing together the Council's approach to the management of one of its most significant assets. The plan includes all of the property held in the General Fund and the non housing non operational property held in the Housing Revenue Account. There is no requirement to submit the plan to the Government but it is considered good practice to have an up to date plan.
- 1.2 A draft plan for 2006 is included as an appendix to this report. Its content has varied significantly from previous plans picking up the recommendations from the Royal Institution of Chartered Surveyors and Office of the Deputy Prime Minister guidance document.

2 Property Repair Programme

- 2.1 There is provision in the capital programme in the period 2006/07 to 2011/12 for repairs and improvements to Abbey House £150,000, Abbey Mill £25,000, Avalon House £150,000, City Museum £182,000, City Offices £145,000, £56,000 Guildhall and £2,475,000 River Park Leisure Centre. In addition capital growth bids have been made to include £150,000 for Abbey Gardens toilets, £100,000 for River Park, £400,000 for Meadowside, £390,000 for Abbey House and £100,000 for Tower Street.
- 2.2 It will be noted elsewhere on the agenda the repair works planned by Hampshire County Council at Tower Street car park for which this Council pays a due proportion. This will absorb a significant part of the £2,165,000 capital programme provision for all car parks.
- 2.3 These provisions for repairs address immediate items of repair, and some improvement but they also form part of the backlog identified in the AMP. As it has not been possible to put in place a fully costed plan before updated property surveys have been prepared these are being commissioned as a matter of urgency. The Council does not have the capacity in house to undertake the surveys and has therefore selected the most appropriate consultants, based upon past performance and knowledge of the buildings.
- 2.4 The costs of the surveys is estimated to be £70,000. It is unlikely that the whole of this cost can be absorbed by the General Fund Property budget and a revenue growth bid of £40,000 is recommended for consideration.

OTHER CONSIDERATIONS

3 RELEVANCE TO CORPORATE STRATEGY:

The efficient and effective management of the Council's property is an important element in the delivery of all Council services.

4 RESOURCE IMPLICATIONS

The costs of the property surveys is estimated to be £70,000.

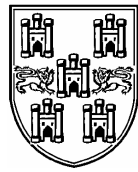
5 BACKGROUND DOCUMENTS:

None

6 APPENDIX

Draft 2006 Asset Management Plan

CAB1371



Winchester
City Council

Asset
Management
Plan

Draft

2006

Winchester City Council
Asset Management Plan 2006

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1 Introduction and Context

- 1.1 As a district authority the Council has a modest property portfolio compared to those held by unitary and county authorities. Previous Asset Management Plans have already highlighted the importance of good asset management the preparation of a plan and it has evolved in format and contents to reflect that which is most useful to the authority. The plan has been prepared to reflecting the advice in the ODPM commissioned guidance prepared by the RICS published in March 2005.
- 1.2 The Corporate Management Team appointed the Chief Estates Officer as the Council's Corporate Property Officer [CPO] who is supported in this role by the Capital Programme and Assets Group [CPAG]. This corporate group has been active in overseeing the production and delivery of capital and asset management planning. Officers on the group represent a balance of central and service departments. Terms of reference are included as Appendix 2
- 1.3 The plan continues to recognise that in order to justify holding property assets they need to serve the needs of the Council and the community. Changes in the management of assets take place over a period of time and this plan is part of that process. Real property assets are increasingly recognised as important elements of service delivery be that direct or indirect. Equally income from non-operational property helps finance the Council's work.

2 Corporate Asset Policy

- 2.1 The broad policy framework within which the Council's property is managed is contained within the Property Policy Statements. These statements cover the purpose for holding assets and principles regarding lettings, disposals, review and maintenance. These statements are reviewed by the Corporate Management Team and by the Cabinet.
- 2.2 Within the Council's Corporate Strategy the Council seeks to use resource management to help maintain budget stability. This objective reinforces the policy statements and is taken into account when decisions are made concerning property assets.
- 2.3 In headline the performance indicators detailed in appendix 1 show that the Council's portfolio of properties is well used with a very low level of empty properties and those non operational properties which are income producing have a very low level of rent arrears. The reduction in percentage return on the industrial and retail properties held reflects the yield shift in the market rather than significant changes in the portfolio. The energy performance of the portfolio has begun to be monitored but it is known that a number of significant buildings have a poor performance due to their design.
- 2.4 Actions over the last two years has reduced the back log of maintenance however it is recognised that the Council's information in this area needs to be improved and steps are in place to commission new condition surveys of the major buildings.
- 2.5 The Council's Capital Strategy document set out capital spending for 2006-07 of £14.79 million including a significant investment in the improvement of the Council's own housing properties, new Social Housing through the Housing Investment Programme, IMT investment and £4.3M for identified property purchases.

- 2.6 The Council is deeply involved with two large property related projects, the Silver Hill city centre redevelopment and developing new civic offices. The Council has recently completed major repairs and improvements to the River Park Leisure Centre. In partnership with Hampshire County Council the Council is contributing towards the transformation of the Jewry Street Library onto a new Discovery Centre. In addition significant planned works to Abbey House were completed during the year.
- 2.7 Non operational properties held by the Council yield an income in the order of £2.2 million. This income provides an important contribution to the revenue account. The aim in the management of this section of the portfolio is to improve the income. As and when opportunities arise from the end of leases or assignments the scope for taking surrenders and agreeing to lease variations is explored.
- 2.8 In view of the importance of the rental income to support the revenue budget there is currently no planned programme of asset disposals in order to raise capital. The Council does not have a programme of property asset disposals. There are however annual capital receipts in the order of £150,000 from the disposal of surplus assets and other incidental property interests. This policy will be reviewed in response to the changes in the funding by grant of social housing.
- 2.9 The Council's 2006 Community Strategy is in the process of review with the recent publication of a consultation draft. The strategy's vision is noted below;

"Our vision for the Winchester District is of diverse and dynamic communities, where people work together to ensure that everyone has the opportunity to lead a fulfilling life now and in the future".

- 2.10 Whilst there are few direct references to Council fixed property assets the following assets are being utilised to facilitate delivery of the Community Plan's five outcomes;
- **Health and wellbeing** - New sports facility using land at Bar End - Durngate House site made available for Trinity day centre, property made available for the women centre in Bridge Street
 - **Freedom from fear** - Provision in Silver Hill project for replacement CCTV control room and equipment.
 - **Economic prosperity** - Bringing forward the Silver Hill redevelopment project with Thornfield Properties, Undertaking a review of Winnall Estate and negotiating lease options for future redevelopment, programming upgrading of car parks, supporting the business hub and a site for Basepoint business start up facility.
 - **High quality environment** - Promoting energy efficient proposals for new civic offices, upgrading the public conveniences and public parks.
 - **Inclusive society** - As part of Silver Hill providing improved ShopMobility and Dial a Ride facility and a Youth Venue, providing a site for the Trinity project.

3 Service Delivery and Fitness for Purpose

- 3.1 The following Operational buildings have been identified as causing concern as to their fitness for purpose and condition in the medium to short term
- Abbey Gardens public conveniences - requirement for an upgrade
 - Tower Street Public Conveniences – In need of an upgrade / relocation
 - Fort Brockhurst museum store – remote and in poor condition
 - North Walls Pavilions – design and defects make replacement desirable
 - Friarsgate Car Park – top floors not useable refurbishment overdue
 - Tower Street Car Park – water penetration problems and concrete repairs required
 - City Offices – Insulation poor and high heat gain - heating needs improvements
 - Abbey House – fire precautions works, roof and external fabric
 - River Park Leisure Centre – plant replacement and roof repairs
 - Abbey Mill - poor accessibility as a modern office
 - Guildhall - poor disabled access for a public building and aging mechanical services
 - Meadowside - inherent defects to first floor design
 - CCTV control room - central location not ideal
- 3.2 Apart from the Friarsgate car park, which is partly closed for safety reasons, none of the items is preventing the use of the asset for the delivery of the service. It is however recognised that the efficiency and effectiveness of service deliver could be improved at a number of these properties.
- 3.3 The majority of these concerns are addressed in the major projects that the Council has in hand, outlined later in this plan.

4 Future Requirements

- 4.1 As well as the fitness for purpose assessment a high level review of all operational properties has taken place with senior managers to identify medium to long term desirable changes. The results are summarised in Appendix 3.
- 4.2 This review confirms the importance of major projects the Council is engaged upon, Silver Hill and the 2010 new office project. With the further expansion of Park and Ride in Winchester imminent there is an anticipation of a major review of car parks in central Winchester.
- 4.3 The future of the River Park Leisure Centre and whether it is able to meet the needs of the local population for indoor leisure will need to be addressed at the end of the current management contract in 2011.
- 4.4 The appendix notes that the Guildhall requires reconfiguration in order to remain fit for purpose as a major public building and conference centre. Any works to utilise the Bapsy bequest will need to be factored into any changes.
- 4.5 The desirability of a unified approach to museum storage has been identified. A partnership solution with Hampshire County Council is being investigated together with a local option.

5 Portfolio Details and Data Management

5.1 As at 31 March 2006 the General Fund contained the following assets;

<u>Reason Held</u>	<u>Valuation Basis</u>	<u>No</u> <u>of</u> <u>Properties</u>	<u>Value</u> <u>£</u>
Operational	Open market value for existing use.	47	18,350,300
Operational	Depreciated replacement cost.	16	9,700,000
Non Operational	Open market value.	113	29,988,226
Total			58,038,526

5.2 The scope of this plan does not extend to the Housing Revenue Account [HRA] operational property the management of which is covered by the HRA Business Plan. The non-operational assets of the HRA re are however managed together with those of the General Fund. There is an additional 107 property interest including a number of access agreements and garden land licences with a combined capital value of £1,789,998.

5.3 The Council's non-housing property records are held within a Microsoft Access database known as 'PropMan'. The database is both a record system and a management tool; it has 394 individual property and lease entries. The database has considerable flexibility in form design, data fields and report generation. The flexibility of this system has enabled preparation of the data for the Performance Indicators.

5.4 The Council is expanding the use of CAPs Uniform suite of databases and the Estates module has been added with a migration of data planned for 2007-08, once complete the 'PropMan ' database will be retired.

5.5 The Council's map based ownership records often called the 'Terrier' are held in digital form as overlays to digital Ordnance Survey maps. The Council uses Autodesk software to access and amend these overlays which act as an index to the Deed Register. This data will also transfer to the CAPs system. The actual deeds are held in the Council's secure archives under the control of the City Secretary and Solicitor. Scanned copies of the maps and plans attached the deeds, will in time also be accessible through CAPs.

5.6 Data on energy consumption is being collated using specialist energy monitoring software provided by SystemsLink. The Council is moving towards central group billing arrangements which should be in place once all electric and gas supplies have been re tendered. This is expected to lead to savings in administration costs. The software enables the monitoring of energy use to be significantly improved.

5.7 The Council has joined with a consortium of gas and electricity buyers lead by Hampshire County Council. The Council's larger electric consuming sites are supply on a green tariff.

6 Performance Monitoring and Measurement

- 6.1 The assessment of the condition of the Council's property assets has been undertaken using a four category assessment; A=Good, B=Satisfactory, C=Poor and D=Bad.
- 6.2 The vast majority of the Council's property can be considered in Good or Satisfactory condition. This being said the Council's liabilities for repairs and the 'backlog' for all properties other than Council dwellings is estimated to be around £5.37 million. A more detailed assessment of the repairs position is included in section 8 below. These figures are split between operational and non-operational in Appendix 1.
- 6.3 The valuation software package Virtual Investor by Circle Systems has been employed to undertake the discounted cash flow valuations required for the internal rate of return performance indicators 2A and 2B. This software has been used for all asset valuations from March 2003 with the exception of Council Housing and properties valued on a depreciated replacement cost basis.
- 6.4 Rental and other payments due to the Council are raised as invoices through the Council's debtor system administered by the Director of Finance. The Estates Division has direct access to the system to view the information and check on individual cases but does not raise invoices or alter the information. The Council has a good record of maintaining low arrears of rent.
- 6.5 Producing meaningful local indicators of performance PIs that meet the requirements of stakeholders has proved to be a difficult task. Since 1993 the Council has developed Key Performance Indicators KPIs which monitored the performance and management of the portfolio as a whole and in more detailed performance measurement of the Core Investment Properties. These performance indicators have in the past been reported to the Government Office of the South East.
- 6.6 Sources of reliable benchmark data for local performance indicators are difficult to find. The Council is currently liaising with the Hampshire Estates Officers Group and the South East Branch of the Association of Chief Estates Surveyors [SEACES]. A review of the property indicators will be undertaken in order that benchmarking can take place with authorities which have a similar portfolio profile to the Council.
- 6.7 The local indicators are
- Voids as a percentage of properties to let
 - Rent arrears as a percentage of Commercial property income
 - Percentage of RTB valuations completed within 4 weeks
- 6.8 The local and the 13 national Performance Indicators [PIs] are contained in Appendix 1.

7 Asbestos Management

- 7.1 The Council has a duty under the Control of Asbestos at Work Regulations 2002 to manage asbestos in buildings under its control. The Council has an asbestos strategy and has employed specialist contractors to undertake part two surveys of all appropriate buildings. A part two survey involves taking samples where an asbestos content is suspected but does not involve opening property up.
- 7.2 The surveys were completed in 2004 and a management regime has been developed to ensure that anyone who works on a building with asbestos present is aware of its location.
- 7.3 The surveys have not identified any serious problems where practical known asbestos has been removed to reduce the number of properties that need to be monitored.

8 Asset Management and Repairs Programme

- 8.1 Members of the Capital Programme and Assets Group maintain an overview of investment in property assets which feature within the capital programme. The spending priorities will reflect the contents of the Council's Corporate Strategy and the Community Plan.
- 8.2 The Silver Hill development has a significant impact upon a number of the Council's properties within the area. With redevelopment proposals that include the demolition of the site no repairs provision is being made in connection with the site. In the event of a change in the programme there will be a requirement to reassess the need for works of refurbishment.
- 8.3 The office accommodation report has identified the costs of maintaining the Council's office stock and an estimation of the cost to improve City Offices. When considering the office accommodation scoping report it was agreed that no major works would be undertaken unless specifically authorised. The only major works have been to the basement and reception areas in Avalon House and City Offices linked to the customer service initiative.
- 8.4 The condition of the Council's public conveniences was identified as a problem 4-5 years ago and the capital programme was adjusted to provide for a rolling programme of improvements. The timing of individual improvements has needed to be adjusted to take account of the time taken to obtain planning approvals. The Jewry Street conveniences are being replaced as part of the Discovery Centre development. The Abbey Gardens conveniences are the next properties to be redeveloped. The requirement for listed building consent and to avoid closure during the peak summer months have the works programmed for autumn 2007.
- 8.5 The performance indicators 1A and 1B give provide a summary of the assessment of the condition of the portfolio and the estimated repairs backlog. Even if resources were limitless then not all backlog repairs would be undertaken as they include properties which may be demolished or sold the figures therefore have to be taken in context.
- 8.6 During the past year there has been attention to a number of properties either where repairs have been carried out by the Council or in the case of non-operational property the liability transferred to third parties.
- 8.7 In the past year approximately £115,000 of works have been undertaken on non-operational property this includes work undertaken at the Casson Block, Abbotts Barton pavilion, Bank House 7 Upper Brook Street West Hill lodge and Mitford Road. The provision for Hockley Viaduct has however been increased leading to

a marginal increase overall. The backlog figure reported is £769,000, approximately 65% of this is represented by a provision of £500,000 for the Hockley Viaduct.

- 8.8 The level of repairing backlog relating to operational property has been more difficult to assess particularly when in most cases what is required at the properties is to make them fully fit for purpose which involves improvements rather than just repairs. In addition the reported figures in order to be complete include figures for properties such as City Offices and Friarsgate car park which are planned to be replaced.
- 8.9 The Council is commissioning a series of condition reports on the major operational buildings that have a medium to long term future in order to better understand the repairing liability and to be able to better plan a programme of repairs. The reported backlog figures do not yet have the findings of those surveys and are only best estimates and as such they need to be considered and treated with care.
- 8.10 Detailed surveys will be available for the Guildhall including the West Wing, Abbey House, Abbey Mill, River Park Leisure Centre, Meadowside, and the Multi storey car parks. These surveys are being undertaken by external consultants who have experience with the specialist nature of these buildings.
- 8.11 The operational property backlog is estimate at £4.58 million this includes significant sums for Tower Street car park, Friarsgate car park, City Offices, the Guildhall, Avalon House, Abbey House, River Park and Meadowside.

9 Property Review and Option Appraisal

- 9.1 The Council has consistently had a very low level of vacant and void properties less than 1% of rental income.
- 9.2 When a property is declared surplus by the operating service or an externally let property becomes vacant then its future is reviewed. The disposal of the asset is always considered as an option along with consideration of its strategic importance, its letting potential and the need for capital investment before it can be brought back into use.
- 9.3 This process was recently carried out with Durngate House and for Avalon House where the options for their future use were explored in reports to Members before a preferred option agreed upon. A full options report is also being undertaken for the Historic Resources Centre in Hyde.
- 9.4 With the pressure on staff resources it has not been possible to undertake formal property review across the non-operational portfolio
- 9.5 The one non operational property where a review is planned is the Bar End depot. The timing of this review is informed by the terms of the lease on the property and the requirements of the service contract held by Serco who are the principle occupier.

10 Plan Monitoring

- 10.1 The key issues that the AMP is addressing are summarised as follow
 - Establishment of and refinement of reliable benchmarks that link with the local and national performance indicators

- Linking the Community Strategy review recommendations into the plan
- Linking the maintenance programme for major buildings with the Capital Programme projections
- Setting a programme to continue to garner the views and requirements of service users

10.2 The Capital Programme and Assets Group will be responsible for monitoring the AMP in consultation with the Corporate Management Team. Councillors have considered and approved this document at a meeting of the Cabinet. The monitoring of the performance indicators will take place by way of reports to the Cabinet and the Resources Scrutiny Panel.

Development Services
Estates Division
November 2006

Appendix 1 - Property Performance Indicators 2004 - 06

National Indicator	2004				2005				2006				Comments
1A) %age gross internal floor space in condition categories A-good B-satisfactory C-poor & D-bad	Operational	Non Operational	Operational	Operational	Operational	Non Operational	Operational	Operational	Operational	Non Operational	Operational	Operational	
	A 1.91%	0.00%	A 1.88 %	0.00%	A 1.88 %	0.00%	A 0.0 %	0.0%	A 0.0 %	0.0%	B 99.5%	97.1 %	
	B 97.74%	92.92%	B 97.62%	96.90%	B 97.62%	96.90%	B 99.5%	97.1 %	B 99.5%	97.1 %	C 0.5%	2.9 %	
	C 0.35%	7.08%	C 0.50%	3.10%	C 0.50%	3.10%	C 0.5%	2.9 %	C 0.5%	2.9 %	D 0.0%	0.0%	
	D 0.00%	0.00%	D 0.00%	0.00%	D 0.00%	0.00%	D 0.0%	0.0%	D 0.0%	0.0%			
1B) Backlog of maintenance by cost expressed i) as total value and ii) as a % in priority levels in 1 urgent 2 essential and 3 desirable	Operational	Non Operational	Operational	Operational	Operational	Non Operational	Operational	Operational	Operational	Non Operational	Operational	Operational	
	% £000s	% £000s	% £000s	% £000s	% £000s	% £000s	% £000s	% £000s	% £000s	% £000s	% £000s	% £000s	
	1 0.0 0	0.0 0	1 0.76 25	2.55 20	1 0.76 25	2.55 20	1 0.0% 0	0.0% 0	1 0.0% 0	0.0% 0	2 67.9% 3115	75.3% 579	
	2 55.4 1886	6.5 50	2 60.27 1980	40.15 315	2 60.27 1980	40.15 315	2 67.9% 3115	75.3% 579	2 67.9% 3115	75.3% 579	3 32.1% 1470	24.7% 190	
	3 44.6 1519	93.5 708	3 38.97 1280	57.27 449	3 38.97 1280	57.27 449	3 32.1% 1470	24.7% 190	3 32.1% 1470	24.7% 190			
	3405	758	3285	784	3285	784	4585	789	4585	789			
2) Overall average internal rate of return (IRR) for each of the following portfolios:													
A) Industrial 'Investment' Property		12.26%				12.13%				11.80%			
B) Retail 'Investment' Property		9.53%				9.55%				8.19%			
C) Agricultural 'Investment Property		N/A				N/A							No agricultural investment properties held
3) Total annual management costs per sq.m (Gross Internal Area) for the property portfolio [Strategic Management]		0.96				£1.23				Awaiting data			Includes consultancy on Office project but excludes Silver Hill
4A) Repair & maintenance cost per sq m Gross Internal Area for operational buildings		£6.04				£6.88				Awaiting data			Excludes costs met by DC Leisure at River Park LC. Accommodation.
4B) Energy costs per sq m GIA (gas, electricity, oil solid fuel) for operational buildings		£				£4.73				£4.53			2004 data not complete

4C) Water costs per sq m GIA for operational buildings	£	£1.27	£1.65	2004 data not compete
4D) CO2 emissions in tonnes of carbon dioxide per sq m	tonnes	0.0392tonnes	0.0296 tonnes	2004 data not compete
5A) % of projects where outturn falls within +/- 5% of the estimated outturn, expressed as a %age of the total number of projects completed in the financial year. (Comparison of estimated outturn project costs at "commit to invest" with actual outturn costs at end of defects liability period)	100%	100%	Awaiting data	.
5B) % projects falling within +/- 5% of the estimated timescale, expressed as a %age of the total number of projects completed in that financial year. (Comparison of estimated timescale against actual timescale)	83%	100%	Awaiting data	

Local Indicators	2004 figure	2005 figure	2006 figure	Target	Comments
Voids as a percentage of properties to let	5.54%	0.84%	3.61%	<1%	Measure of Efficient use of Asset.
Rent Arrears as a %age of commercial property income [30 days + arrears]	3.03%	3.88%	3.35%	3.5%	Measure of Efficient Management of Income Collection
%age Right To Buy Valuations completed within 4 weeks	93.3%	92.3%	92.0%	100%	Efficiency Indicator. Target not met as appointments to inspect not always possible to arrange in the period

APPENDIX 2
CAPITAL PROGRAMME and ASSETS GROUP

TERMS OF REFERENCE

1. To produce a capital strategy for approval by Corporate Management Team [CMT] and Cabinet and update this on an annual basis.
2. To over see the strategic management of all Council assets.
3. To promote the best use of assets, identify surplus and/or underperforming assets and review their use.
4. To review the production and implementation of the Asset Management Plan.
5. To keep the capital programme under review.
6. To consider issues of priority, resources and funding for capital schemes within the capital programme - reporting findings and recommendations to CMT.
7. To review all capital project appraisal bids and/or agreed programmes being referred to CMT.
8. To monitor progress on the capital programme and produce regular monitoring reports for CMT and Cabinet.
9. To produce an annual capital performance monitoring report.
10. To keep under review the methodology that is used by the City Council to assess and categorise capital bids and to identify criteria to be taken into account.
11. To explore new funding sources for capital projects.

Current Membership

Assistant Director of Finance (Finance), Corporate Property Officer (Development), Head of Housing Landlord Services (Communities), Head of Contracts and Property Services (Communities), Business Manager (Development)

Method of Working

Bi-monthly meetings.
Reports to CMT.

Operational Property - Possible Futures

Address	Town	Property Type	Council Tenure	Possible Futures
6 Middle Brook Street (1st)	WINCHESTER	Office/Store	Freehold	Replaced as part of Silver Hill
6 Middle Brook Street (G/F)	WINCHESTER	Parking Office	Freehold	Replaced as part of Silver Hill
8 Middle Brook Street (1st)	WINCHESTER	Office/CCTV	Freehold	Replaced as part of Silver Hill
Abbey House	WINCHESTER	Mayor's House	Freehold	No long term change anticipated
Abbey Mill	WINCHESTER	Office	Freehold	Surplus following new 2010 office project
Avalon House	WINCHESTER	Office	Freehold	Surplus following new 2010 office project
Bar End Park & Ride	WINCHESTER	Car Park	Short Leasehold <25 years	No long term change anticipated
Bar End Playing Fields [Garrison Ground]	WINCHESTER	Community Facility	Short Leasehold <25 years	Outside of Council control - purchase desirable
Car Park-Barfield Close	WINCHESTER	Car Park	Freehold	No long term change anticipated
Car Park-Basingwell Street	BISHOPS WALTHAM	Car Park	Freehold	No long term change anticipated
Car Park-Cattle Market	WINCHESTER	Car Park	Freehold	Included in central Winchester car park review
Car Park-Chesil Multi-Storey	WINCHESTER	Car Park	Freehold	No long term change anticipated
Car Park-Chesil Surface	WINCHESTER	Car Park	Freehold	Included in central Winchester car park review
Car Park-Coach Station	WINCHESTER	Car Park	Freehold	Included in central Winchester car park review
Car Park-Colebrook Street	WINCHESTER	Car Park	Freehold	Part of new 2010 office site
Car Park-Crowder Terrace	WINCHESTER	Car Park	Freehold	No long term change anticipated
Car Park-Durngate	WINCHESTER	Car Park	Short Leasehold <25 years	Included in central Winchester car park review
Car Park-Friarsgate Multi Storey	WINCHESTER	Car Park	Freehold	Replaced as part of Silver Hill
Car Park-Gladstone Street	WINCHESTER	Car Park	Freehold	Included in central Winchester car park review
Car Park-Guildhall Yard	WINCHESTER	Car Park	Freehold	Part of new 2010 office site

Address	Town	Property Type	Council Tenure	Possible Futures
Car Park-Hillier Way	WINCHESTER	Car Park	Freehold	No long term change anticipated
Car Park-Jewry Street	WINCHESTER	Car Park	Freehold	Included in central Winchester car park review
Car Park-Kidmore Lane	DENMEAD	Car Park	Freehold	No long term change anticipated
Car Park-Lido, Worthy Lane	WINCHESTER	Car Park	Freehold	Included in central Winchester car park review
Car Park-Lower Lane	BISHOPS WALTHAM	Car Park	Freehold	No long term change anticipated
Car Park-Middle Brook Street	WINCHESTER	Car Park	Freehold	Included in central Winchester car park review
Car Park-Priors Dean Road	WINCHESTER	Car Park	Freehold	No long term change anticipated
Car Park-St Peters	WINCHESTER	Car Park	Freehold	Included in central Winchester car park review
Car Park-Station Close	WICKHAM	Car Park	Freehold	No long term change anticipated
Car Park-Station Yard	ALRESFORD	Car Park	Freehold	No long term change anticipated
Car Park-The Brooks	WINCHESTER	Car Park	Freehold & Long Leasehold>25 years	No long term change anticipated
Car Park-Tower Street MS	WINCHESTER	Car Park	Long Leasehold >25 years	No long term change anticipated
Car Park-Upper Brook Street	WINCHESTER	Car Park	Freehold	Included in central Winchester car park review / Silver Hill relocation
Chesil Tunnel South	WINCHESTER	Store	Freehold	No long term change anticipated
Chilcomb House (Museum Store),	WINCHESTER	Industrial/Warehouse	Long Leasehold >25 years	Relocation as part of Hampshire CC plans
City Offices	WINCHESTER	Office	Freehold	Part of new 2010 office site
Depot Retained Areas	WINCHESTER	Stores	Freehold	Review in conjunction with service contract
Fort Brockhurst store	GOSPORT	Industrial/Warehouse	Short Leasehold <25 years	Disposal if closer alternatives secured
Guildhall	WINCHESTER	Community Facility	Freehold	Reforming access works and Bapsy facility
Historic Resources Centre	WINCHESTER	Office / Stores	Freehold	Surplus following new 2010 office project
King George V Pavilions	WINCHESTER	Sport or Social Club	Freehold	Long term replacement desirable

Address	Town	Property Type	Council Tenure	Possible Futures
Magdalen Hill Cemetery	WINCHESTER	Cemetery	Freehold	No long term change anticipated
Magdalen Hill Lodge	WINCHESTER	House	Freehold	No long term change anticipated
Matleys Yard	WINCHESTER	Industrial/Warehouse	Freehold	No long term change anticipated
Meadowside Leisure Centre	WHITELEY	Community Facility	Freehold	Review to reflect community demand
Museum The Square	WINCHESTER	Museum	Freehold	No long term change anticipated
North Walls Pitches/Pavilions	WINCHESTER	Sport or Social Club	Freehold	No long term change anticipated
Public Convs-Abbey Grds [refurbishment assumed]	WINCHESTER	Public Convenience	Freehold	No long term change anticipated
Public Convs-Brooks	WINCHESTER	Public Convenience	Freehold	Review following Silver Hill completion
Public Convs-Chesil M.S.	WINCHESTER	Public Convenience	Freehold	No long term change anticipated
Public Convs-Houchin Street	BISHOPS WALTHAM	Public Convenience	Freehold	No long term change anticipated
Public Convs-Jewry St [Discovery Centre]	WINCHESTER	Public Convenience	Freehold	No long term change anticipated
Public Convs-Kidmore Lane	DENMEAD	Public Convenience	Freehold	No long term change anticipated
Public Convs-Market Lane	WINCHESTER	Public Convenience	Long Leasehold >25 years	No long term change anticipated
Public Convs-Station Rd Alresford	ALRESFORD	Public Convenience	Freehold	No long term change anticipated
Public Convs-Station Road Wickham	WICKHAM	Public Convenience	Freehold	No long term change anticipated
Public Convs-Tower Street	WINCHESTER	Public Convenience	Long Leasehold >25 years	No long term change anticipated
Public Convs-Worthy Lane	WINCHESTER	Public Convenience	Freehold	No long term change anticipated
River Park Leisure Centre	WINCHESTER	Community Facility	Freehold	Long term review to ensure able to meet demand
West Gate Museum	WINCHESTER	Museum	Freehold	No long term change anticipated
West Hill Cemetery	WINCHESTER	Cemetery	Freehold	No long term change anticipated
West Wing Guildhall	WINCHESTER	Office	Freehold & Short Lease <25 years	Review as part of new 2010 office project

