

Presentation to:
Causeway Coast and Glens
Borough Council

The
**Strategic
Investment
Board**

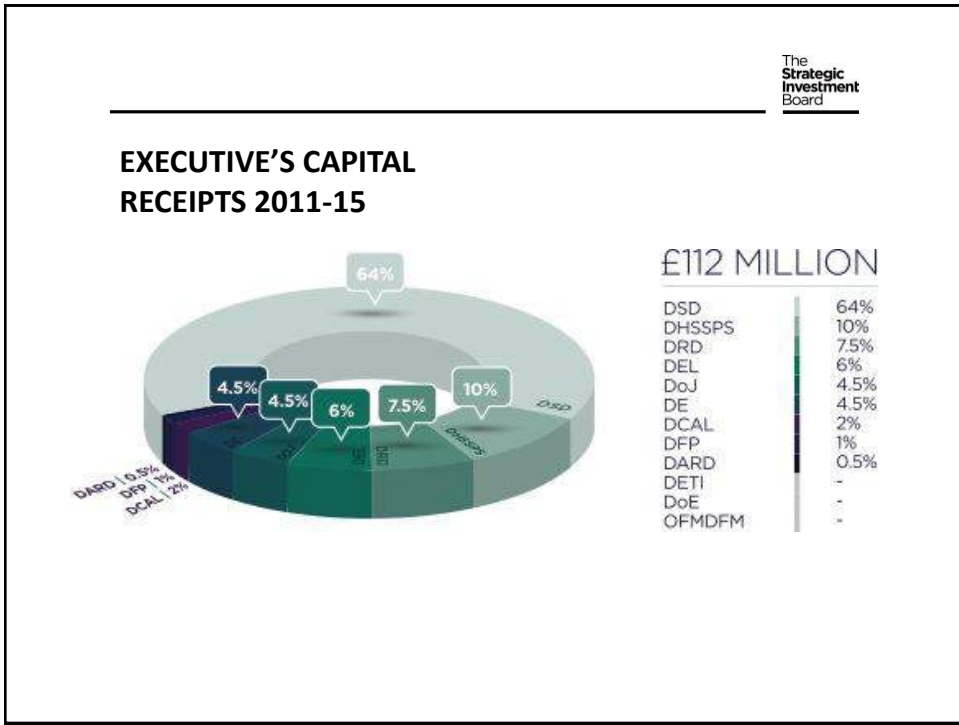
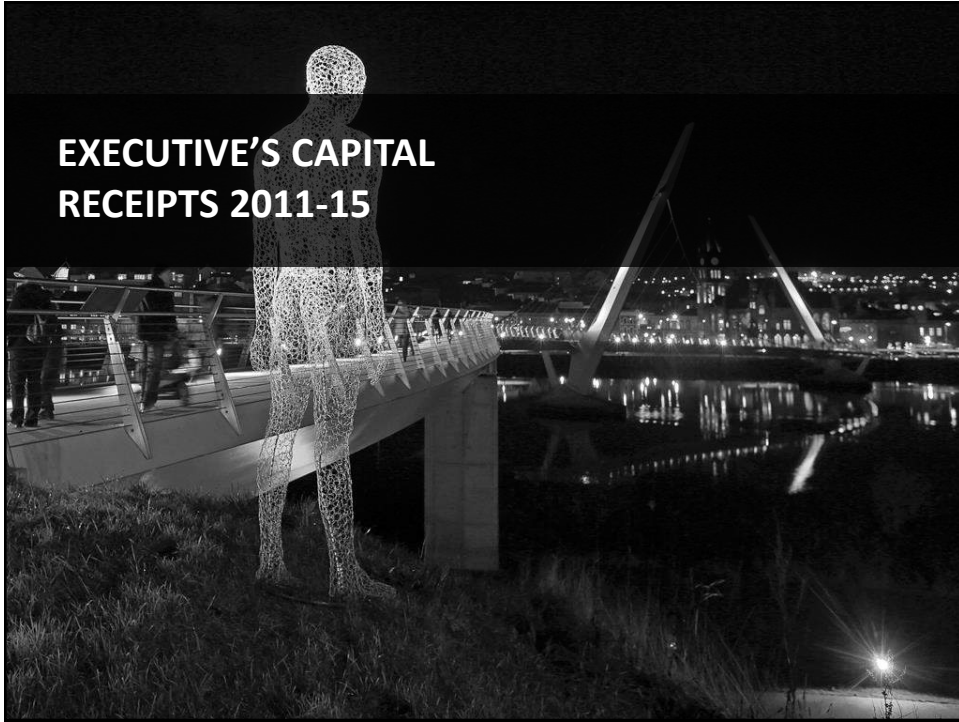
— 24th November 2015

The
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Asset Management Unit established by the Executive in 2011

Tasks

1. Electronic Property Register (ePIMS, mandatory)
2. Asset Management Plans (Annual, all Depts, mandatory)
3. Asset Management Strategy (Central Government)
4. Capital Receipts Target (£72m over CSR period, 2011-15)



EXECUTIVE'S CAPITAL
RECEIPTS 2011-15



£83,500
AVERAGE
LOT SIZE

EXECUTIVE'S CAPITAL
RECEIPTS 2011-15

743 : NUMBER
OF ASSET
DISPOSALS
2011-15

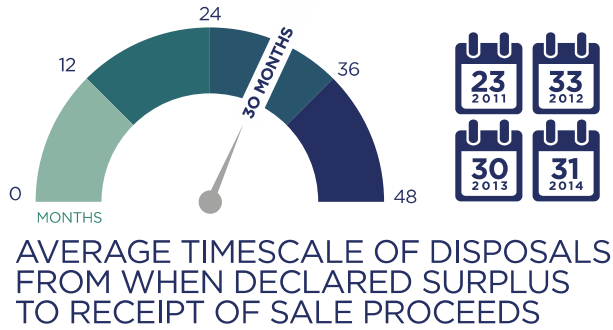
488 : NUMBER
OF SALES
SUB £50,000
2011-15

66%

£3.2M : TOTAL
RECEIPTS FROM
SUB £50,000
2011-15

3%

EXECUTIVE'S CAPITAL RECEIPTS 2011-15



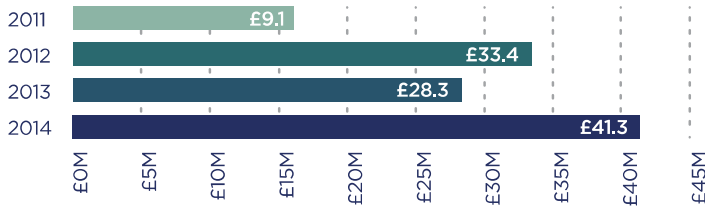
EXECUTIVE'S CAPITAL RECEIPTS 2011-15

CAPITAL GENERATED FROM INCREASED PRIVATE FINANCE FOR NEW BUILD HOUSING



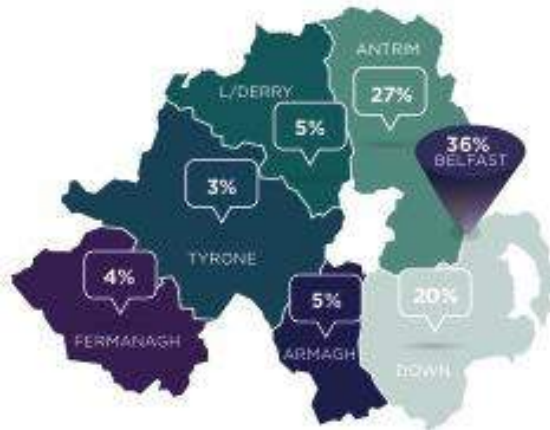
EXECUTIVE'S CAPITAL RECEIPTS 2011-15

ANNUAL RECEIPTS



EXECUTIVE'S CAPITAL RECEIPTS 2011-15

REGIONAL BREAKDOWN OF DISPOSALS



EXECUTIVE'S CAPITAL RECEIPTS 2011-15

RANGE OF ASSETS



FORMER HOSPITALS **£4M+**



ROAD VERGES **£100**

OVER **750** ACRES OF LAND & SITES SOLD



ACRES TRANSFERRED FOR SOCIAL HOUSING



39 ACRES SOLD TO COUNCILS



Asset Management Strategy - Scope of Publicly Owned Assets

- 521 hectares of surplus land and 302 hectares of undeveloped land held by the Northern Ireland Housing Executive (NIHE)
- 1,148 hectares of land held for industrial use
- 2,101 hectares of agricultural and grassland and 75,342 hectares of forests
- 89,800 social homes
- 45,869 m2 of retail floor space
- 29,543 m2 of industrial floor space
- 185 operational depots
- 25,457 kilometres of road
- 270,190 street lights
- 5,800 bridge structures
- 25 water and over 1,000 waste water treatment works

Asset Management Strategy - Scope of Publicly Owned Assets

- 25,000km of water main and 14,000km of sewers
- 32,416 off street parking spaces
- 854 primary and 216 post primary schools, 97 nursery schools and 41 special schools
- 10 acute hospitals, 5 local hospitals, 30 community hospitals, 39 residential homes for children and 60 residential and nursing homes for older people
- 21 courts
- 82 operational police stations
- 9 country parks
- 17 vehicle testing centres
- 1,100 historic monuments, listed buildings and protected sites
- 6 museums.

What does it cost?

Asset Management Strategy

Approved by Executive June 2013

Objectives :

- *to reduce the net cost of service delivery through the efficient use of public assets; and*
 - *to promote effective asset management processes that unlock value.*
- > **NB.** Property costs are the 2nd biggest cost to government next to wages – c £1.2bn pa.
- > **NB.** Cost of 7 workstations = 1 job

Asset Management Strategy

Main Recommendation in respect of asset disposals:

**Centralise all surplus land and buildings
into a new disposal unit within DFP**



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Approach to Asset Realisation

Property Register	- What do you own?
Surplus Property	- Identify unused property with no future business need. Quick Wins.
Wastage	- Identify underutilised property where services could be delivered elsewhere in your estate.
Duplication	- Identify properties that could be released after resolving duplication of service delivery.
Regeneration	- Identify assets disposals for delivery of statutory functions eg. regeneration, tourism, leisure etc – likely to require non-conventional controlled approach to disposal including non monetary benefits.
Maximise Value	- Identify initiatives which add value prior to disposal eg. Planning approvals, access, title
Plan the Pipeline	- Set realistic targets for disposals against market conditions and quality of assets.
Be Prepared	- Complete all technical and legal due diligence BEFORE proceeding with disposal.
Expert Advise	- Obtain advice on values, marketing, asset management from qualified professionals.
Governance	- For approvals, annual targets, progress against targets, pre-marketing, completions, restrictions, communications

Future Issues on asset realisations

Public information – online portal, online mapping, disposal strategy

Community Asset Transfer

Alternatives to disposal – deferred receipts, site fines, joint ventures



THANK YOU