



Brighton Council

POLICY NAME: Asset Management

POLICY No: AP11

PURPOSE OF POLICY:

To set guidelines for implementing consistent asset management processes throughout Brighton Council. The policy will also provide direction as to how Council, as custodians of community assets will sustainably manage current and future assets.

SCOPE:

This policy applies to all Council activities.

OBJECTIVE:

To ensure adequate provision is made for the long-term replacement of major assets by:

- Ensuring that Council's services and infrastructure are provided in a sustainable manner, with the appropriate levels of service to residents, visitors and the environment.
- Safeguarding Council assets including physical assets and employees by implementing appropriate asset management strategies and appropriate financial resources for those assets.
- Creating an environment where all Council employees take an integral part in overall management of Council assets by creating and sustaining asset management awareness throughout the Council.
- Meeting legislative requirements for asset management.
- Ensuring resources and operational capabilities are identified and responsibility for asset management is allocated.
- Demonstrating transparent and responsible asset management processes that align with demonstrated best practice.

POLICY:

Introduction

Brighton Council is committed to ensuring that Asset Management is recognised as a major corporate function within the organisation and that staff and elected members are committed to supporting the function in line with this policy.

Background

Council is committed to implementing a systematic asset management methodology in order to apply appropriate asset management best practices across all areas of Council. This includes ensuring that assets are planned, created, operated, maintained, renewed and disposed of in accordance with Council's priorities for service delivery.

Council owns and uses approximately \$205 million worth of non-current assets to support its core business of delivery of service to the community.

Asset management practices impact directly on the core business of Council and appropriate asset management is required to achieve our strategic service delivery objectives.

Asset management relates directly to the Strategic Plan where it states that Brighton's preferred future will have;

- A sustainable natural and built environment;
- Infrastructure maintained at an appropriate level;
- A better image as a place where people want to live;
- An appropriate, affordable and accessible transport system; and
- Practical and effective land use strategies.

A strategic approach to asset management will ensure that the Council delivers the highest appropriate level of service through its assets. This will provide positive impact on:

- Members of the public and staff;
- Council's financial position;
- The ability of Council to deliver the expected level of service and infrastructure;
- The political environment in which Council operates; and
- The legal liabilities of Council.

Principles

A consistent Asset Management Strategy must exist for implementing systematic asset management and appropriate asset management best-practice throughout all Departments of Council.

All relevant legislative requirements together with political, social and economic environments are to be taken into account in asset management.

Asset management principles will be integrated within existing planning and operational processes.

An inspection regime will be used as part of asset management to ensure agreed service levels are maintained and to identify asset renewal priorities.

Asset renewals required to meet agreed service levels and identified in infrastructure and asset management plans and long term financial plans will be fully funded in the annual budget estimates.

Service levels agreed through the budget process and defined in Infrastructure and Asset Management Plans will be fully funded in the annual budget estimates.

Asset renewal plans will be prioritised and implemented progressively based on agreed service levels and the effectiveness of the current assets to provide that level of service.

Systematic and cyclic reviews will be applied to all asset classes and are to ensure that the assets are managed, valued and depreciated in accordance with appropriate best practice and applicable Australian Standards.

Future life cycle costs will be reported and considered in all decisions relating to new services and assets and upgrading of existing services and assets.

Future service levels will be determined in consultation with the community.

ROLES & RESPONSIBILITIES:

Councillors

- Provide stewardship.
- Ensure Asset Management Planning is practiced throughout the organisation.
- Make decisions on services that have asset implications in accordance with the adopted Asset Management Policy.
- Approve the Asset Management Policy.

Senior Management Team

- Ensure that sound business principles are reflected in the Asset Management Strategies and Plans that are developed.
- Approve the Asset Management Strategy when developed.
- Approve the Asset Management Plans when developed.

Asset Services

- Review the Asset Management Policy every two years.
- Develop and maintain an Asset Management Strategy.
- Develop and maintain Asset Management Plans.
- Engage up to date technologies, methodologies and continuous improvement processes.
- Facilitate 'Best Appropriate Practice in Asset Management'.

REFERENCES:

Local Government Act 1993

Local Government (Building and Miscellaneous Provisions) Act 1993

Local Government (Highways) Act 1982

Urban Drainage Act 2013

Strategic Plan 2023-2033

Asset Management Strategy

Asset Management Plans

Long Term Financial Management Strategy

Long Term Financial Management Plan

ADMINISTRATIVE DETAILS:

Policy compiled: February 2012
Adopted by Council: February 2012
Reviewed: April 2015, September 2019, December 2021; December 2023
To be Reviewed: December 2025
Responsibility: Director, Asset Services



GENERAL MANAGER