

# CIPFA

The Chartered Institute of  
Public Finance & Accountancy

CIPFA Property

# leverage the value of your public estate

Your expert partner in asset management





CIPFA Property is one of the UK's leading public asset management partners, with a unique heritage in public finance and local government stretching back over 125 years. We are trusted in helping deliver efficient asset management for the public sector.

Change across the public services and property is unrelenting. One Public Estate, Community Asset Transfer, Localism, the Transparency Agenda, Academies, Free Schools, budget cuts and the effects of austerity means the sector is in a state of constant flux.

But property is a valuable public asset. It must be carefully developed by implementing effective strategies for a sustainable public estate.

### **How can CIPFA Property help?**

CIPFA Property's expert guidance can help you get the best value from your public assets in these demanding times. We are your expert, experienced and reliable partner who can:

- offer an integrated, comprehensive service across asset management, including software, knowledge and expertise

- provide genuine compliance, and security as well as quality and value
- speak the language of finance and property

CIPFA Property is the leading authority on the management of public property within the UK and is committed to cutting-edge property management, tracking legislation and offering the very latest solutions. As a wholly owned company of CIPFA we are in a unique position of drawing on our parent company's research, insight and guidance within the area of public sector and public finance.

### **Innovative solutions to public estate management**

In these times of change CIPFA Property can help look creatively at your public estate. Our property experts can assist you and your organisation to innovatively address:

- Public estate and dilapidations
- Office rationalisation and new ways of working
- Reducing the cost of the public estate and focusing on key front line services
- IFRS 13 and accounting for public assets
- Disposing of surplus and underperforming assets
- Using assets to stimulate economic growth and regeneration
- Sharing assets with other bodies
- Joint ventures/private sector investment approaches
- Using assets for pure investment purposes
- Transferring assets – and some services – to communities
- Repairing and maintaining assets when faced with reduced budgets
- Commercialisation
- Property valuation
- Investment portfolios
- Property statutory compliance
- Whole life option appraisal

### What our clients say:

‘I wanted to get a clear understanding of our services, what was working well, where the issues lay and any recommendations for improvement. CIPFA Property have the breadth of experience to advise me.

I previously engaged them in the annual Property Services Benchmarking and Property Training Network seminars.

Their Property Services Healthcheck provided me with exactly what I needed to transform the service.’

**Adam Midgley, Head of Property and Construction Services,  
Doncaster Council**

# professional networks

CIPFA offers expert help and guidance and networking with peers – opportunities to share problems and issues that are vital to stay on top of emerging best practice.

Within these networks we deliver focused and professional face to face events every month all over the United Kingdom. Our members can also access the largest collection of asset management information available in our online library and have unrivalled access to advice from our expert team.

## The Networks

**Asset Management Planning (AMP) Network** local authorities are members of the leading network for Asset Management and Capital Investment Strategies.

**NEW Property Training (PT) Network** is an essential resource for property practitioners who need to keep up to date with the latest developments. Find out more about training overleaf.

**Highways Asset Management Planning (HAMP) Network** is the leading service for local authorities seeking information on Highways Asset Management Planning. The service is supported by the Department for Transport.

### What our clients say:

‘My team have developed, and are implementing, a comprehensive Property strategy as outlined in the Council’s Property Asset Management plan. By being a member of the CIPFA Asset Management Planning Network we were able to benefit from their knowledge and experience, including insight into other UK Authorities approaches to Asset Management.’

Jonathan Miles, Manager, Asset Management Enterprise & Environment Assets, Fife Council

# AssetManager.NET

## – asset manager software

AssetManager.NET's comprehensive range of modules provides unique asset management capability, integrating capital accounting requirements with the needs of legal and estates. As part of CIPFA we are in a unique position to provide not only software which is fully compliant but also access to a range of services offered by CIPFA.

CIPFA Property's AssetManager.NET is a fully integrated finance and asset management package for both capital accounting and asset management, ensuring that your asset register and property database are compatible at all times.

The system was fully revised to cater for IFRS13 updates and developed by our experts in public finance, IT and property.

It is the leading asset management software that has been specifically designed for the public sector and offers full IFRS compliance.

Our software is used by public authorities, who find the comprehensive range of modules (which can be delivered over the internet, or hosted on our servers), flexible and responsive to differing needs. The software team work very closely with colleagues within CIPFA who not only draft the Local Authority Accounting Codes of Practice but who also provide practitioners' guidance.

So we have a unique insight on future guidance, policy and legislation which enables us to develop the software to ensure all the modules are up to date.

AssetManager.NET can be hosted by CIPFA on our secure servers. The improvement in broadband connectivity and the increased use of homeworking within local authorities is making the hosted solution more attractive to clients, especially where the outsourcing of the IT services is resulting in a reduced service, or indeed increased costs, in respect of software upgrades and system maintenance.

### **Capital Accounting, Valuation and PVE**

This module is fully compliant with the latest CIPFA/LASAAC Code of Practice – it is an essential corporate governance requirement for all tangible fixed assets in your organisation.

AssetManager.NET is flexible to allow multiple transactions to be recorded against individual assets and cost centres.

This allows users to see the full audit trail of all fixed assets including details of the transactions, cost centres and valuations.

As well as maintaining details of your live accounts, a budget year facility can forecast future year fixed asset accounts. This is a robust tool that will save you time and give you the assurance that you have produced fully auditable accounts for fixed assets.

### **Property Management, Acquisitions, Disposals and Diary**

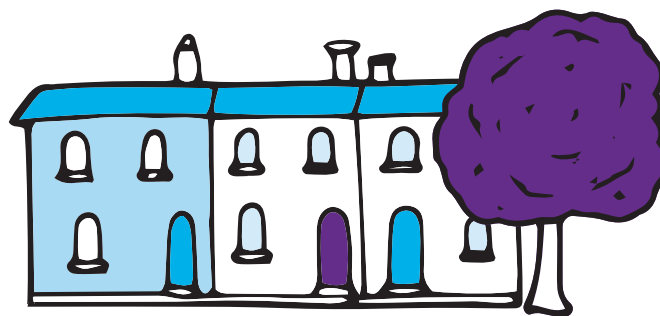
These modules link together to provide a comprehensive set of modules for managing agreements and tenancy data. Holding information on;

- Agreement type
- Rent details, reviews and income
- Service charges
- Maintenance schedules
- Deed packets
- Land Registry information

The diary can automatically alert the user of action dates and any of these that might impact or affect time critical actions.

### **Other modules**

- Access Audit Module
- AMP Reporting Module
- Asbestos Management Module
- Condition Survey Module
- Fire Risk Audit Module
- GIS & CAD Drawings Module
- Programme of Works and Works Ordering Module
- Property Performance Indicator (PPI) Module
- Suitability, Sufficiency & Benchmarking Module
- Water Hygiene Management Module



# expert surveys

CIPFA delivers a full range of property surveys and at the volume and frequency that the public sector requires.

CIPFA Property is experienced in working with organisations that have diverse asset bases, locally or nationally, large or small.

We can deliver these appropriate surveys:

- Condition Surveys
- Fire Risk Audits
- Suitability Assessments
- Access Audits
- Acquisition Surveys
- Construction Advice
- Schedules of Condition
- Schedules of Dilapidations
- Maintenance Appraisals
- Property Disputes
- Contract Management
- Insurance Valuations
- Party Wall Awards



# consultancy and advisory help

We offer a wide range of bespoke consultancy including value for money reviews of property services provision, development of asset management documentation, challenging property estates, asset register health checks and in-house training on a variety of topics.

Getting value from property assets that help to deliver savings has never been more significant and with a squeeze on public resources, the need for outsourced and flexible expert help has never been greater.

Exploring new funding models – with Tax Incremental Financing, bonds and the Public Works Loan Board – it is important to use external expertise to make them work.

CIPFA Property offers an Advisory service that helps public authorities to meet current and future demands in areas such as:

- Asset Management Health Checks
- Strategic & Corporate Asset Management Planning
- Option Appraisals
- Suitability Assessment
- Benchmarking exercises
- Property and portfolio performance reviews





# practical training

The Property Training Network is an essential resource for property practitioners who need to keep up to date with the latest developments.

This network will help ensure that you have access to our experts and also practical advice that will help you respond to the significant changes in your sector.

With pressures to maintain public services it is crucial that we are resilient to the changes in legislation and can react to avoid the pitfalls in key areas.

This service examines the individual changes specific to England, Scotland, Wales and Northern Ireland and our events aim to provide technical and practical insight to help you in your day- to-day work.

Events are run across a choice of locations throughout the UK.

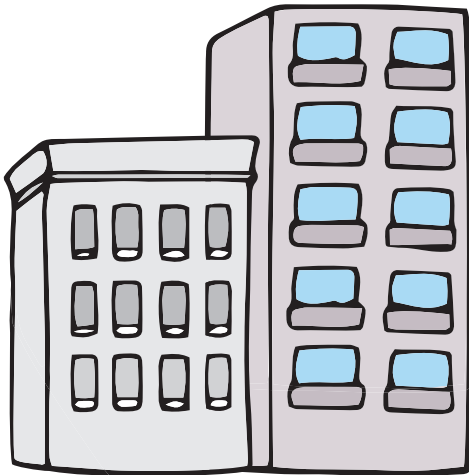
CIPFA Property also offers a wide range of in-house training that can be tailored to meet your needs – saving you time, money and hassle.



# who we work with

We are at the forefront in promoting and sharing best practice in asset management. These are just a selection of some of the initiatives or bodies we are involved with:

- The Government Property Unit and the One Public Estate Initiative
- Welsh Government and Wales Audit
- Scottish Government, Audit Scotland and Scottish Futures Trust
- Key Property Professional Organisations such as ACES and the RICS including representation on the RICS Public Sector Valuation Working Group and the RICS Public Sector Group
- Scottish Local Authority Property Benchmarking
- The Department for Transport to support implementation of the Highway Network Asset Code and promote efficient Highway Asset Management
- Highways Asset Management Benchmarking
- Republic of Ireland – Office of Public Works
- 'W4' International Asset Management Conference



# contact us

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