



# ASSET

## LONDON-11







# ASSET

PROFESSIONAL PAPERS FROM THE

# ACES SPRING CONFERENCE

LONDON MAY 2011



# ACES

## The Association

ACES, the Association of Chief Estates Surveyors and Property Managers in the Public Sector, represents the chief estates and property management professionals in the public sector throughout the UK.

The Association was formed in 1986 with the amalgamation of two long-standing bodies, ALAVES, the Association of Local Authority Valuers and Estates Surveyors (founded in 1949), and CLAVA, the County Valuers and Land Agents Association, (founded in 1908). Until 1995 the amalgamated Association operated under the name of LAVA, the Local Authority Valuers' Association.

## Membership

Membership of ACES is open to the senior estates surveyors and property managers from each local authority or other public sector organisation.

## Meetings

ACES has a very active branch structure with branches covering the whole of England, Scotland and Wales. There is also a Rural Branch for those members involved in rural property management or the work of County Councils.

Most of the work of the Association is carried on in the regular Branch meetings held around the country. At a national level there are usually two professional conferences each year and an Annual Meeting. The occasional Study Days on major topics are also open to non-members of the Association.

## Publications

ACES has a full programme of publications of professional interest to the public sector surveyor. The yearbook "Per Annum" contains up-to-date contact information for all members. "The Terrier" is the Association's regular journal and is published quarterly. Each year, there are also usually two editions of "Asset" containing professional papers compiled from ACES conferences and dealing with the latest issues.

## Government liaison

One of the primary roles of ACES is liaison with central government and this is carried out through a variety of means, both informal and formal, such as the DCLG/ACES Working Party and the Valuation Liaison Group.

## Further information and website

Further information on the Association and on membership can be obtained from the ACES Secretary at the address on this page or by visiting the ACES website at [www.aces.org.uk](http://www.aces.org.uk).

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## The Publication

This edition of "ASSET" is a compilation of edited transcripts of the verbal presentations, including overheads, given at the ACES meeting in London in May, 2011. Some are formal briefing papers: others are more informal and conversational in style.

## Use

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## Copies

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## Thanks

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## OPENING ADDRESS

Welcome to Tower Hamlets and the London ACES Spring Conference held in the Guoman Tower Hotel, one of our Borough's architectural masterpieces. It is a hotel that changes its name frequently but still remains 'the monstrosity that sits on the Western fringe'.

Tower Hamlets is an interesting area. Tower Bridge forms its Western fringe, Canary Wharf its Eastern side and with the Olympic Park to the North. The Borough provides every challenge to a Surveyor's expertise and responsibility that you could imagine.

For example Tower Hamlets contains some of the oldest and some of the poorest social housing in England and areas of massive overcrowding. In contrast, Tower Hamlets also contains properties that sell regularly for between £2 and 3million. To date the most expensive residential unit is a £4million flat on the Isle of Dogs. So there is everything, particularly inequality.

The most important thing to remember about Tower Hamlets is that you will find the highest average income of anywhere in London where people work; and the lowest average income of anywhere in London where people live. That sums up the place in a nutshell.

The opening day of the ACES London Conference is on the same day as the National Referendum on the Alternative Vote and I set aside my duties as Returning Officer and leave for a short while the hurly burly and wild excitement of absolute apathy in order to deliver this Opening address. Apparently only 4 people had visited one polling station, so far, whereas the busiest had seen 180. I think it is fascinating how politicians have the ability to focus on the irrelevant, remember the big fox hunting debate that only seemed important to those people who really care about foxes. But why hold a referendum on the voting system right now? Is this the most important thing right now for the country, especially, for example, in the midst of the war in Afghanistan?

ACES Spring Conference  
London, May 2011

**KEVAN COLLINS**

Chief Executive, London Borough of Tower Hamlets

I think that the nation is telling us is that the 'don't cares' and 'don't knows' have it. Yet the reality is that we are in serious times nationally, we are in serious times in Public Service and we are in serious times for all those of us who care about our most disadvantaged communities.

We London Chief Executives recently had an important and productive Away Day at which we were sharing our pain, as well as information on progress on achieving "Savings" ie how much and from where. What was interesting was that when we discussed asset management less than 5% of the first round savings produced by the London Councils came from the work that was already in hand to sweat and use assets better.

Clearly we all know that there is more to do here. There is more that we should be doing together to find better ways of using our resources and assets in order to ensure that we protect and secure services for the most vulnerable people. I would urge you to use this Conference to look for bold radical steps, to consider how we can collaboratively find ways of using our assets and resources to support our organisations, not only to make savings but to be better at what we do. The way the Public Service uses assets is fundamental to the well being of all our organisations and the way we do business.