

# Appendix B – Asset Register Review & Recommendations

# 1. Introduction

## 1.1 BACKGROUND

As part of Phase 1 - Preparation, an assessment of the existing asset management procedures within the London Borough of Lambeth has been undertaken. The purpose of the evaluation is to determine the Borough's needs in relation to the 'Asset Register' as required by the Flood and Water Management Act (FWMA) 2010.

While development of a register is not currently within scope of the Drain London Project, an understanding of the needs across London is required and recommendations have been provided for future work.

## 1.2 FLOOD AND WATER MANAGEMENT ACT 2010

Section 21 of the FWMA 2010, requires that each Lead Local Flood Authority (LLFA) has a duty to maintain a register and record of structures or features which, in the opinion of the LLFA, are considered to have a significant effect on local flood risk.

From the 6<sup>th</sup> April 2011 all LLFAs have a duty to establish and maintain:

- A **register** of structures or features, which, in the opinion of the authority, are likely to have a significant effect on flood risk in its area, and
- A **record** of information about each of those structures or features, including information about ownership and state of repair.

The FWMA 2010 requires that the register must be available for inspection and the Secretary of State will be able to make regulations about the content of the register and records.

The legal characteristics of the register and record, as determined by Defra, are provided in Table B-1.

**Table B-1 Asset Register Requirements<sup>1</sup>**

	<b>Register</b>	<b>Record</b>
a.	Must be made available for inspection at all reasonable times.	Up to the LLFA to decide if they wish to make it available for inspection
b.	Must contain a list of structures or features which in the opinion of the authority, are likely to have a significant effect on a local flood risk.	For each structure or feature listed on the register, the record must contain information about its ownership and state of repair.
c.	s.21 (2) of the Act allows for further regulations to be made about the content of the register and record. There is currently no plan to provide such regulations therefore their content should be decided on by the LLFA depending on what information will be useful to them.	
d.	There is no legal requirement to have a separate register and record although as indicated above, only the register needs to be made available for public inspection.	

<sup>1</sup> Defra, 2011, Lead Local Flood Authority Duty to Maintain a Register

### 1.3 DEFRA GUIDANCE

Defra have provided each LLFA with templates to demonstrate what information should be contained in the asset register. Although these templates are not intended as a working tool, they provide a good example of how an asset register might be structured.

Populating and ensuring the ongoing maintenance of the asset register is outside the scope of the Drain London project and is the responsibility of each London Borough. **It is recommended that LLFAs utilise a risk-based approach to populate the register and record, and begin with those structures or features which are considered to have the greatest influence on flooding.**

### 1.4 DRAIN LONDON RECOMMENDATIONS

This appendix highlights assets and methods for their capture within the register and should be utilised as a guideline only. It is also important to note that the register will be a 'living' asset register and grow over time, as more structures and features are identified and added, and asset information is updated through further information, for example through surveys of the structures, being made available.

## 2. Asset Register Review

### 2.1 ASSET REGISTER DEVELOPMENT LEVELS

Reviews undertaken by Tier 2 consultants across all 33 London Boroughs have shown that the approaches and progress in relation to Asset Registers is highly variable. While some have comprehensive GIS based or highways asset management based systems already in operation, others have no records at all or very basic systems. Through discussion at the Drain London SWMP Practitioners Forum it was agreed that the best way forward was to provide a common set of development levels to ensure a common direction was set across London.

- **Level 1** - The Borough knows where their assets are, what they look like and what condition they are in. Register system may take the form of a spreadsheet or hard copy records.
- **Level 2** - The Borough is aware of the ‘Local Authority Flood Risk Asset Tool’ currently being produced by the Environment Agency / Defra. Their register is GIS based (basic proprietary system only) or uses a highways based asset management system database. Their register captures information generally aligned with guidance provide by the Tool and the Environment Agency National Flood and Coastal Defence Database (NFCDD) system<sup>2</sup> where practical. They know where their assets are and carry out reactive maintenance of significant structures as required.
- **Level 3** - The Borough has a detailed understanding of Asset Registers as required by the Flood and Water Management Act. Their register system accurately replicates the ‘Local Authority Flood Risk Asset Tool’ data standards and related NFCDD structures to an attribute level. Their register is GIS based (advanced proprietary or bespoke system) or is completely integrated with an existing asset management system. They know where their assets are and carry out periodic maintenance on the structures using a risk based priority system.

### 2.2 EXISTING ASSET MANAGEMENT SYSTEMS

As part of the Drain London project, a review of asset information provided by Lambeth Borough Council was undertaken and recommendations have been put forward as to how best to fulfil the requirements of the FWMA 2010. The main information already available is detailed in Table B-2.

**Table B-2 Existing Asset Information held by Lambeth Borough Council**

Dataset	Format	Description
Gullies	XLS	Excel spreadsheet containing list of Council-owned gullies, including street name and location of gully in relation to properties. This data does not include any coordinates and is not geo-referenced; however, this is likely to be available within existing Sky Database held by the Council.
SuDS Scheme Information	XLS	List of SuDS schemes that have been known to be implemented in the Borough including location, lead department, type of SuDS and area (where known / recorded).

<sup>2</sup> The Environment Agency’s NFCDD is considered to be the primary source of flood defence and asset survey information for river and coastal flood defence assets in England and Wales. NFCDD is able to provide details of the type and location of flood defences within the catchment, together with their associated design standards of protection, age, physical condition and the parties responsible for ownership and operation.

Dataset	Format	Description
		Dataset has not been geo-referenced in GIS and is unlikely to be complete.

Currently there is no specific asset register in place with the sole purpose of recording structures or features which may have a significant impact on flood risk within the borough. Additionally, there has been relatively little geo-referenced asset information provided as part of the Drain London project. It is therefore recommended that the first step for the Council in developing their Asset Register should be to **identify existing asset information already held within the Council and the owner / department responsible for this information, alongside devising a strategy for ensuring this data is held in a central repository.**

Given the level and type of information made available for this study, the current status of the asset register for the London Borough of Lambeth is considered to be **Level 1**.



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