

AssetManager.NET – Managed, Acquisitions and Disposals

The Managed module of the AssetManager.NET system allows the management of agreements associated with any of the Properties and/or Buildings within the authority's portfolio. It also allows the recording of any historic agreements. All Management details are held for records such as Lease In, Lease Out, Wayleaves, Rights of Way, Agricultural Lettings, Licenses etc.

The Managed module is split into four subsections:

Managed

Controls the management of agreements associated with any of the assets within the authority's portfolio or any historic agreements. These could be individual rooms, floors or whole properties which are leased to tenants or leased into the authority from a third party.

Tenant Recharge

Allows the recording of tenant recharges against any property with an agreement in place. This has been designed to be used for recording details of any charges levied on properties / buildings leased out to tenants which can then be apportioned against the agreements attached to those properties / buildings.

Administration

Allows users with the necessary access privileges to edit and maintain the various pick lists available within the Managed module.

Reports

Generates various Managed reports including functionality for custom reporting if this is included within your license.

The Managed module works on several levels. The Managed Record records details about the asset or part of the asset to which the Agreement relates. Against the Managed Record there may be one Current Agreement and several Historic Agreements. This same Managed record could also be linked to Core Property records and/or Core Building records where applicable. You can also record leases for Vehicles and Equipment, but, at present, there is no linking to PVE assets in the Core for these in the way Property / Building leases can be linked. There may also be links to Estate Management Acquisition records and Estate Management Disposal records.

The Agreement level details information about individual agreements for the specific Managed area record, such as the terms, payment frequency and rent review schedule and any applicable sub-lets or assignments. If a property has more than one current agreement (e.g. several Wayleaves and a Lease), then a Managed record must be created for each Current Agreement.

The Acquisition Module of the AssetManager.NET system, together with its associated Disposal Module, allows the management of the Acquisition and Disposal of deed packets of land within the authority's portfolio.

The diagram below shows a possible linkage between data within the AssetManager.NET module.

The Current Agreement in this example has Assignments and Sublets against the Current Agreement, together with links to an Estate Management Disposal Record, Estate Management Acquisition Record, a Core Property record and the Core Building record.

