



PARTNERSHIP AND RESOURCES POLICY DEVELOPMENT AND SCUTINY PANEL

PROPERTY ASSET MANAGEMENT – PERFORMANCE UPDATE

REPORT BY HEAD OF FINANCE AND PROPERTY SERVICES

A. PURPOSE OF REPORT

This report updates the Panel on the performance for Property Asset Management for 2017/18.

B. RECOMMENDATION

It is recommended that the Panel notes:

1. The overall condition of Property Assets for 2017/18;
2. The overall suitability of Property Assets for 2017/18
3. The overall performance of Property Assets for 2017/18 against the performance measures outlined in this report; and
4. The projects delivered that have contributed to delivery of the council's property asset management priorities.

C. SUMMARY OF IMPLICATIONS

I Council Values	Being honest, open and accountable, making best use of our resources, working in partnership.
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	The council is required to demonstrate best value through a structured framework for the management of its property assets. No environmental equality or health and safety issues have been identified.
III Implications for Scheme of Delegations to Officers	None
IV Impact on performance and performance Indicators	Scottish specified performance indicator (scorpasset01) - Suitability Scottish specified performance indicator (scorpasset02) - Condition
V Relevance to Single Outcome Agreement	The management of our property assets supports all council services and those delivered by partners. Local outcome improvement plan priorities supported include: Outcome 1 – our children have the best start in

	life and are ready to succeed; Outcome 2 - we are better educated and have access to increased and better quality learning and employment opportunities; and Outcome 8 – we make the most efficient and effective use of resources by minimising our impact on the built and natural environment.
VI Resources - (Financial, Staffing and Property)	None.
VII Consideration at PDSP	This report has been prepared for consideration by the Partnership and Resources Policy Development and Scrutiny Panel (PDSP).
VIII Other consultations	None.

D. TERMS OF REPORT

D1 Introduction

The purpose of this report is to update members of the Panel on the current performance of the council's property assets. The council owns and manages property assets to support the delivery of services, which include schools, community, operational, administrative and commercial property. The estate extends to 242 properties comprising approximately 431,318m² (as at 1 April 2018).

The council's approved Corporate Asset Management Strategy for 2013/14 to 2017/18 established the need to manage our assets efficiently and effectively to support the delivery of our service and corporate priorities. In pursuit of this aim it set out six performance measures for the management of assets including property. These measures were compliance, condition, suitability, sufficiency, accessibility and sustainability.

D2 Property Asset Management Performance

The Property Asset Management Plan (PAMP) for 2013/14 to 2017/18 which sets out the activity themes for the management of property assets highlights a number of performance indicators for each of the corporate measures. These are outlined in Appendix 1 together with the respective results. Two of the indicators are reported as part of the Scottish Specified Performance Indicators framework. Which are:

Condition – The percentage of properties in satisfactory or better condition has improved to 95% for 2017/18 from 93.02% for 2016/17. In terms of gross internal floor area considered to be in satisfactory or better condition this has increased to 99.35% for 2017/18 from 96.6% in 2016/17.

Since the PAMP was approved in June 2013, condition has continued to improve. The percentage of properties in satisfactory or better condition has improved from 87.3% in 2013/14 to 95% in 2017/18. In terms of gross internal floor area considered to be in satisfactory or better condition this has also increased to 99.35% in 2017/18 from 95.7% in 2013/14.

Suitability – The percentage of properties that are considered satisfactory or better in terms of suitability improved to 93% in 2017/18 from 92% in 2016/17.

Since the PAMP was approved in June 2013 suitability has continued to improve. The percentage of properties considered satisfactory or better in terms of suitability has improved from 89% in 2013/14 to 93% in 2017/18.

D3 Property Asset Management Highlights

Over the past year a number of significant projects and planned improvements have been undertaken and completed, including the following:

New West Calder High School – completion of the new high school represents the largest individual education investment by the council at approximately £32m. This is a landmark project for Scotland with the innovative and efficient design now being considered the exemplar and attracting interest from other authorities across the UK.

Whitehill Service Centre – The project is culmination of the council's depot modernisation programme, with the new service centre replacing a number of older depots including Guildiehaugh and Waverley Street which were reaching the end of their operational life in terms of condition and suitability. The new building accommodates a number of services including Highways and Transportation Services, NETS and Waste Services.

Blackburn Partnership Centre – The new partnership centre forms a central hub for the delivery of NHS and council services in Blackburn, bringing together local GP services, dentistry, community nursing, Library and Customer Information Services as well as providing community accommodation. Community organisations such as Community Action Blackburn and Blackburn and Seafeld Credit Union are also based in the building.

East Calder Partnership Centre - The new partnership centre is home to the local library, changing accommodation and the community resource centre. Designed around community needs the centre is now supporting service delivery in East Calder.

Nursery Extensions (Boghall and Torphichen) – In support of the increasing demand for nursery provision and to improve the quality of early years accommodation two new extension at Boghall and Torphichen have been developed. These are part of the first phase of an extensive programme of expansion for nursery and early years accommodation.

All the projects above and the continued significant investment in planned improvements demonstrate the continued commitment to improving our property assets.

D4 Property Asset Management Plan – Activity Update

Within the approved Property Asset Management Plan there are a number of activity themes that encapsulate various projects and programmes to sustain and improve the performance of our property assets. These are outlined in Appendix 2 together with the current position.

D5 Capital Asset Management Strategy 2018/19 to 2027/28

As part of the councils continued commitment to the effective and efficient management of assets a new Corporate Asset Management Strategy for 2018/19 to 2027/28 was approved in February 2018. This set out the main performance measures and governance arrangements including the requirement for a new Property Asset Management Plan 2018/19 to 2027/28.

D6 Property Asset Management Plan 2018/19 to 2027/28

This is the final report under the PAMP for 2013/14 to 2017/18 with a new Property Asset Management Plan for 2018/19 to 2027/28 being presented in a separate report to this meeting.

The new plan builds upon the previous success and emphasises the councils effective and efficient management of its property assets.

D7 Future Investment

It is worth noting key project and investment programme highlights for the coming years as follows:

Winchburgh Schools – The construction of new denominational and non-denominational secondary schools together with a new denominational primary school at Winchburgh will support the growing population associated with the core development area. These schools are being delivered a bundle of projects and will be largest education investment by the council in a single location.

Schools for the Future – The council is current developing business cases for submission to the Scottish Government for match funding to replace a number of primary schools. Within the approved capital programme for 2018/19 to 2027/28 match funding of approximately £14.5m now approved for replacement of Eastertoun, East Calder, Deans and St Josephs Whitburn primary schools.

School Estate Planned Improvements – Over £30m will be invested in the school estate over the next ten years and will include a number of significant investment programmes such as roof replacement, mechanical and electrical improvements, pupil toilet renovations, kitchen upgrades and window replacements. Schools which will benefit include St Ninians, Addiewell, Howden St Andrews, Greenrigg, Mid Calder, Croftmalloch and Winchburgh Primary Schools.

Additional Support Needs – The council will embark on its largest investment in our additional support needs schools with a replacement Beattie ASN school proposed, together with proposals for a new Cedarbank School and extensions to Pinewood and Ogilvie ASN Schools. The total investment will exceed £18.5m.

New Whitburn Partnership Centre – This new £5m facility on the site of the existing Burgh Halls and Customer Information Services (CIS) / Housing office at the Cross Whitburn will provide a central hub for the location of council information and direct service delivery in the town. Accommodating CIS, Housing, Libraries and Museums together with accommodation to support community needs (i.e. hall and meeting rooms) the facility will seek to be a catalyst for the regeneration of the town centre.

Social Policy Property Planned Improvements – Investing over £2m in Social Policy planned improvements will include continuation of the bathroom and kitchen replacement programme and accommodation improvements at Whitdale Care Home.

Statutory Compliance – Investment of approximately £21m will be deployed on ensuring our property assets and safe and secure for our customers, visitors and members of staff. Works will include those relating to the management of asbestos, legionella, fire systems and gas safety.

General Operational Property Projects – Over £16.5m will be invested in the

modernisation of general operational property assets with projects including homeless persons accommodation, energy saving and renewables, new sports facilities at Kirknewton and Watson Park, Armadale.

These significant investments reflect the council's commitment to investing in property assets to support the modernisation of service delivery; improving the built environment of our communities and working in partnership.

E. CONCLUSION

The Panel is invited to note the ongoing performance of our property assets, the achievements during 2017/18 and the improvement in performance over the term of the Property Asset Management Plan from 2013/14 to 2017/18.

F. BACKGROUND REFERENCES

Corporate Asset Management Strategy 2013/14 to 2017/18 approved by Council 19 December 2012

Property Asset Management Plan 2013/14 to 2017/18 approved by Council Executive 4 June 2013

Corporate Asset Management Strategy 2018/19 to 2027/28 approved by Council 13 February 2018

Appendices/Attachments:

Appendix 1 – Property Asset Management Performance Measures

Appendix 2 – Property Asset Management Activity Theme Update Summary

Appendix 3 – Asset Management Performance 2013/14 to 2017/18:- Pentana Performance Indicator Report

Matthew Fraser, Property Performance and Systems Officer, Finance and Property Services
Email: matthew.fraser@westlothian.gov.uk
Tel: (01506) 283366

Donald Forrest
Head of Finance and Property Services

Date: 7 December 2018