

EAST RENFREWSHIRE COUNCIL

CABINET

25 September 2014

Report by Director of Environment

UPDATE ON CORPORATE ASSET MANAGEMENT ARRANGEMENTS

PURPOSE OF REPORT

1. To update the Cabinet on progress on Asset Management arrangements across the Council.

RECOMMENDATIONS

2. The Cabinet is asked to note the:-

- (a) progress made with Corporate Asset Management Planning across the Council; and
- (b) 2014 Property Asset Management Plan Update.

BACKGROUND AND REPORT

3. Following an audit of asset management arrangements across the Council in 2013, a series of improvement actions were agreed to support the continued advance of asset management across the Council.

4. Asset Management Plans for each Council owned asset have now been prepared, and most approved by Cabinet. For the Roads Asset Management Plan, the Council participates within the Society of Chief Officers of Transportation in Scotland (SCOTS), which is a Scotland wide project which has prepared a standardised Roads Asset Management Plan format involving Transport Scotland and all Scottish Councils. Housing has an Asset management Plan which covers the period 2013 to 2015. All other Asset Plans have been prepared in accordance with the CIPFA Guide to Asset Management and Capital Planning and Audit Scotland's Best Value toolkit. The ICT Asset Plan will be brought to Cabinet shortly.

5. These Asset Plans will all now be reviewed on an annual basis, updated by the responsible Service, signed off by the Principal Asset and Property Management Officer (as meeting the requirements of an East Renfrewshire Council Asset Management Plan) and then reported to CMT.

6. All Asset Management Plans now include timescales and SMART targets. Actions within the Asset Plans are set against a timescale and allocated to a responsible officer. Reference is also made to review arrangements and data management for each plan.

7. All Asset Management Plans have strategic objectives which clearly link with the Council's corporate objectives.

8. Capital and revenue expenditure on assets is set out within Plans, and considers the means by which the Council will consider different options for future asset expenditure.

9. The condition and performance of the current asset base together with asset performance measures are detailed within each plan, along with details of how assets will be retained, acquired or disposed of.

10. Performance information is used, where appropriate, to compare with other councils across Scotland in order to benchmark and develop best practice.

Update on Asset Management Plans

11. Fleet Management has produced its second Asset Management Plan in 2014 and has a standard template in place for future updates. The first Parks and Open Spaces Asset Plan was produced and approved by Cabinet in June 2014. Roads will be following the national framework to update their Asset Plan in line with the other local authorities and Housing will update its Plan in 2015 to reflect progress in meeting the Scottish Housing Quality Standard. As stated, the ICT Asset Plan will be brought to Cabinet for approval shortly.

Property Asset Management Plan

12. A copy of the Property Asset Management Plan annual update is shown in Appendix 1 to this report. Whilst the attached report gives the position at a particular point in time the plan is constantly under review. The report shows that the number of operational properties has reduced to 122 with a gross internal area of 233,902 square metres. The aim in future years is to further reduce the number of properties resulting in both a reduction in revenue expenditure and backlog maintenance, and a higher performing, harder working property portfolio.

13. The overall property condition has risen to 79% of gross internal area being in a satisfactory condition. This is an increase from 75% last year and can be largely accounted for through Eastwood High School, effective property management and property rationalisation. The figure for future years is clearly dependent upon the Councils level of investment.

14. Total maintenance expenditure for 2013/14 was £3,619,302. This was split with 68% planned against 32% reactive expenditure against best practice of 70%/30%. This equates to a spend rate of £18.77 per square metre against a Building Maintenance Institute recommendation of £23 per square metre.

15. The overall backlog maintenance figure reduced to £18.92m from £20.24m in 2013/14. This is largely explained by the high levels of capital investment in our existing and new property estate over the past year.

FINANCE AND EFFICIENCY

16. In the current financial environment, effective asset management is essential to ensure that all our assets continue to be well managed and maintained.

CONSULTATION

17. Officers across all Services Departments have been consulted in the preparation of asset management plans and this consultation will continue on an ongoing basis as asset plans are reviewed/updated.

PARTNERSHIP WORKING

18. The Roads Service is involved in a number of partnership initiatives associated directly with road maintenance including the Society of Chief Officers for Transportation in Scotland. Property and Technical Services are participants in the CIPFA National Best Value Benchmarking Scheme and a member of the Association of Chief Surveyors Asset Management Group to share best practice and benchmark data. Housing participates within national benchmarking arrangements.

IMPLICATIONS OF THE PROPOSAL

19. There are no staffing, equalities or IT implications associated with this report. Effective asset management arrangements should help to ensure a sustainable asset base for the future.

CONCLUSIONS

20. Effective asset management arrangements which reflect best practice are now in place across the Council. Once the ICT Asset Plan is approved by Cabinet, all Council owned assets will have up to date Asset Plans in place. Annual asset plan updates will then be brought to CMT in future and any new Asset Plan will be brought to Cabinet for approval.

RECOMMENDATIONS

21. The Cabinet is asked to note the:-

- (a) progress made with Corporate Asset Management Planning across the Council; and
- (b) 2014 Property Asset Management Plan Update.

Director of Environment

Further information can be obtained from Iain Maclean, Head of Environment on 0141 577 3720 or by email at iain.maclean@eastrenfrewshire.gov.uk

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September 2014

BACKGROUND PAPERS

Fleet, Housing, ICT, Open Space, Property and Roads Asset Management Plans

KEY WORDS

Asset Management, Revenue Programme, Capital Programme, Routine Maintenance,

Appendix 1

East Renfrewshire Council

Environment Department

Property Asset Management Plan 2014

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EXECUTIVE SUMMARY

This Property Asset Management plan provides an overview of the quantity, existing uses and current activities. It identifies future actions and potential risks and seeks to provide a well managed property portfolio to support the delivery of Council services.

There are also a range of key drivers which serve to shape the content of the plan and these are mainly development issues, performance measures and future activities.

The Council, through its corporate statement 2013-17, East Renfrewshire: Your Council, Your Future states that “East Renfrewshire Council is committed to improving the lives of local people, promoting equality and fairness and enhancing the area in which we live, now and for the future.” It also states “We are making progress in modernising how we work, improving use of our buildings, and making use of digital technology to ensure services are delivered quicker, are better value for money and easier for customers to access”

The importance of well-maintained property is highlighted through the Single Outcome Agreement and a key outcome of this is to ensure “East Renfrewshire is a thriving, attractive and sustainable place for residents and businesses to grow.”

Providing high quality property to support service delivery is key to attaining the goals of the Single Outcome Agreement.

Considerable information on the quality of property held by the Council and is used to inform future planning of its future use, value (financial / non-financial) and opportunities for development.

There is a significant level of investment, expenditure and activity relating to property however, this strategic approach to its management across the Council results in improved decision making and better coordination of effort across all property assets.

It may at first appear that property management is difficult to align with the five capabilities:

1. Prevention
2. Community Engagement
3. Data, evidence and benchmarking
4. Modernising how we work
5. Digital

Effective property management is key to supporting these very objectives which would be difficult to achieve without flexible, well maintained property.

1. INTRODUCTION

Effective and efficient use of Property by East Renfrewshire Council is vital in ensuring the delivery many of the Council's key objectives. There are direct links with the Council's Outcome Delivery Plan and ultimately Single Outcome Agreement.

Clearly council property has an influence and impact on the Council's ability to deliver the outcomes of this plan.

Customer, Efficiency and People Outcomes

Customers Our customers receive a high level of service from the Council and are satisfied with the services the Council delivers.

Efficiency Our streamlined systems and processes use technology to improve customer accessibility and responsiveness.
Our assets are used more effectively and efficiently.
Residents benefit from a Council that complies with financial, legislative and scrutiny requirements.
Our residents benefit from cost effective services.

People Our workforce is skilled and supported to deliver on our outcomes.

It is arguable that good property asset management will have a greater bearing than any other single asset category and this is reflected by the fact that much of the asset management that has taken place in Local Authorities to date has focussed purely on property.

With regard to the importance of property asset management, it should be noted that:

- Properties form a large part of the public's perception of East Renfrewshire Council.
- Effective property asset management can drive overall service improvement and enhancements.
- Construction of new and maintenance of existing Council property stock accounts for a significant amount of Council expenditure.

The value of the Council's property stock is considerable.

Properties are now classified in line with International Accounting Standards (IAS) and International Financial Reporting Standards (IFRS) and there is some crossover between categories.

Properties leased out by the Council

Number of Properties	47
Gross Internal Area	5,823m ²
Asset Register Value	£3.4M

Properties from which Council Services are delivered

No. of Properties	122
Gross Internal Area	233,902m ²
Asset Register Value	£233M

A list of these properties is attached in Appendix 1.

A summary of the type and number is shown below:

Property Type	Number
Civic Amenity Site	1
Community Centres	6
Depots	5
Halls	11
Houses	2
Leisure Centres	4
Offices	16
Miscellaneous	2
Pavilions	14
Public Libraries	8
Residential Houses	3
Resource Centres	3
Nursery Schools	9
Primary Schools	23
Secondary Schools	7
Special Schools	1
Stores and "other"	7
Total	122

2. CORPORATE PROPERTY OBJECTIVES

Effective property asset management is vital in addressing a number of key challenges for East Renfrewshire Councils property portfolio.

These can be summarised as follows:

- Ensuring properties are managed effectively and demonstrate that they deliver best value.
- Maintaining and improving the portfolio of properties as required to support the delivery of Council services through different ways of working and also its statutory obligations.
- Ensuring that the property portfolio meets the future demands of an increasing population.
- Ensure refurbishments of buildings and new buildings are made fuel efficient and environmentally sound.

By following the procedures for asset management identified within the Corporate Asset Management Plan it is anticipated that the overall corporate property objectives will be achieved.

These objectives can be clearly stated as follows:

- Manage property as a corporate resource
- Ensure all property investment and disposal decisions are based on thorough option appraisal
- Regularly monitoring the performance of property and setting out responsibility for securing continuous improvement
- Collecting, storing and maintaining property asset management information
- Ensure best value in the delivery of property asset management services
- Ensure that only property that meets the councils corporate objectives is retained
- Consider the needs of stakeholders
- Ensure our property portfolio is suitable for its current use and supports efficient and effective service delivery both now and in the future
- Ensure properties are in an appropriate condition and maintained effectively
- Comply with relevant property legislation
- Ensure properties are accessible for people with disabilities
- Use office space efficiently
- Minimise the number of poorly used properties
- Meet the demand of an increasing population

- Minimise the cost and consumption of resources in the operation of our properties
- Ensure that the commercial portfolio continues to generate sufficient revenue and encourage economic development
- Manage surplus property effectively
- Procure and project manage construction projects efficiently
- Minimise the impact to the environment from the construction and operation of our properties

3. CURRENT ASSET PERFORMANCE

3.1 Introduction

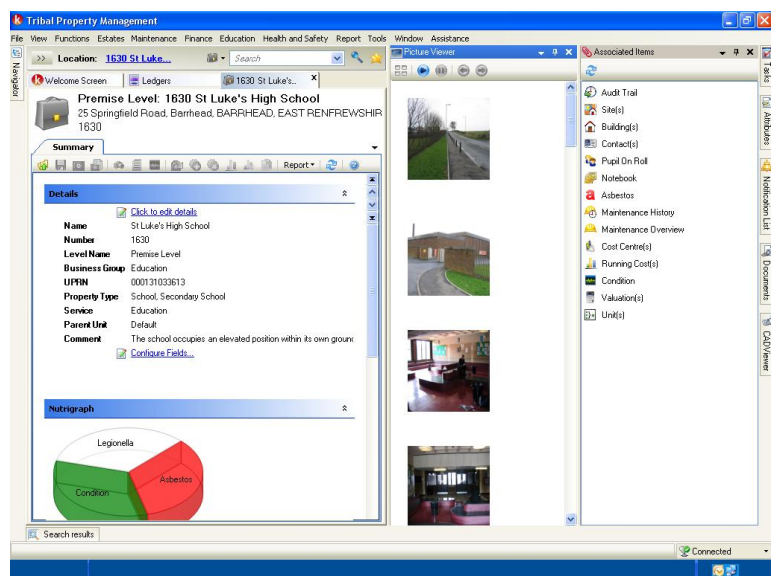
Essential to the process of property asset management is a detailed understanding of the current property portfolio.

This understanding is gained by the collection and interpretation of a considerable amount of data gathered for each property. This data consists of fully costed condition surveys following the Scottish Government elemental approach, a suitability assessment, energy usage and annual running cost figures. The data is then moderated, collated and stored in a software package which allows a very accurate assessment to be made of current asset performance. The moderation process is an essential review to ensure a consistent approach is applied to data capture and interpretation using appropriate officers. This performance is measured against a suite of performance indicators (illustrated in 3.3) which allow investment decisions to be made and benchmarking with other authorities. All property condition data will be reviewed and updated in the Tribal K2 system to reflect previous year's maintenance and upgrade works and expenditure. Responsibility :Principal Officer (Asset and Property Management) by 20th April 2015

The following sections give more detail on the current arrangements and performance of property assets.

3.2 Tribal Asset Management System

The Tribal system continues to grow in functionality as data usage increases and the software develops. The Council uses the application called K2. This has provides a user friendly screen view and reporting capability through Microsoft Report Writer. This results in extremely flexible and accessible data querying. Reactive works orders and budgets are now monitored through the system ensuring expenditure is matched against property records. Responsibility for management of the system and property data rests with the Principal Officer (Asset and Property Management). The Council has the benefit of full data and system backup through the Council's IT Infrastructure team.



3.3 Performance Indicators

The performance indicators that are used comprise a mixture of statutory and non-statutory indicators. These indicators are as shown below. It should be noted that those highlighted in blue are the statutory indicators. SOLACE and the Improvement Service are currently reviewing statutory performance measures with the intention of introducing new indicators from 2014. PATS is actively involved in this process.

Indicator Number	
Maintenance Indicators	
1	% gross internal area in condition categories A-D
2	Required maintenance by cost expressed as a % in priority levels 1-4 by value and by lanue/m ²
3	Ratio of planned nad reactive maintenance expressed as a %
4	Current maintenance spend per square metre
Running Cost Indicators	
5	Revenue running costs per m ² GIA
Programme Indicators	
6	Percentage of projects completed with high client satisfaction
7	Percentage of audited invoices completed to cost, budget and specification
8	Percentage of non operational properties let
Suitability Indicators	
9	Number of properties graded as good or satisfactory expressed as a %
Accessibility Indicators	
10	Number of buildings which are used by the public in which public areas are suitable and accessible to diable people expressed as a %

The current property performance measurements against the three key performance indicators, **Condition, Suitability, Accessibility** is of critical importance.

The current East Renfrewshire Council key indicators are shown in Section 3.4.

A considerable number of other useful indicators can be generated from the data held to allow for informal decision making and option appraisals e.g. Energy /m², Gross Internal Area per person etc.

3.4 Current Performance

The Property Asset Management Plan will be a dynamic document which will be subject to annual update. Annual updates are provided to the PATS Service Plan and Departmental Performance Report. The performance data contained within this Plan is drawn from 2013/14 figures and finalised on 20th April 2014 however continual update is made to individual property records as new information comes to light (for example details of a new defect may be added to a condition record).

The performance of the Council's operational property has been evaluated on a considerable volume of property data. A set of performance indicators has been developed, detailed in Appendix A, which enables accurate assessment to be made of individual properties, as well as assist in benchmarking with other Scottish Authorities through the National Best Value Benchmarking Scheme and ACES Asset Management Group. More importantly this enables East Renfrewshire Council to monitor its property performance against preceding years.

The decision making process relating to asset management has to be based upon a sound knowledge of the portfolio and an appreciation of how properties are meeting current and future service demands.

It is vital to present relevant information in a simple and informative manner to reflect a property's performance in supporting service delivery. The process can be enhanced with the provision of reports generated to highlight priorities and target criteria based upon service needs supported by customer feedback.

The key questions are:

- What property do we have?
- How well is it performing?
- What are our long term needs?
- How can these be achieved and funded?

Suitability

Suitability is defined by CIPFA as:

“the extent to which a property meets the current and future needs of, and contributes toward improvement of, service delivery”.

Suitability assessments were carried out by managers responsible for all of the Council's 122 operational properties. The statutory performance indicator (SPI) on Suitability reflects the number of operational buildings which are considered to be suitable for their current use. These properties fall into either category A or B.

Accordingly East Renfrewshire Council recorded 48 properties in category A and 50 in category B resulting in a return of 79.5% of properties as Good/satisfactory which is defined as “*performing well and operating efficiently/performing well but showing minor problems*”. This represents an increase from last year’s figure of 78%. 21 properties were placed in category C and 3 category D which represents 22% of properties as poor/unsatisfactory which is defined as “*showing major problems/not operating optimally in that they are either impeding or seriously impeding service delivery*”.

Condition

This indicator measures the percentage of gross internal floor area of operational accommodation which can be considered as either:

- A performing well and operating effectively or***
- B performing adequately but showing minor deterioration or***
- C showing major defects and or not operating adequately or***
- D life expired and or at serious risk of imminent failure***

Property condition surveys are reviewed on an annual basis by PATS maintenance officers. This reflects any expenditure and defects rectified during the previous year and any new defects identified. This exercise is carried out using the universal survey format based upon the Scottish Government guidelines issued to assess the school estate. This format is based on a weighted elemental basis and ensures a consistent approach across the entire operational property portfolio.

This data is uploaded into the Asset Management Database to produce the overall property gradings and provide the basis for future capital and maintenance programmes. The Council was then able to report a condition statutory performance indicator (SPI) return of 79% of gross internal floor area in a satisfactory condition reflecting a marginal increase from last year..

This resulting grading suggests that the property portfolio is in reasonably good condition, however it should be noted that there are some individual sites which have major condition issues and that even within sites which are generally good there will be individual buildings which are poor. The general good condition of the Estate should not conceal the need for adequate funding to maintain the current level, as well as addressing improvements to the standard.

Performance Indicator Targets

PI Code	Indicator Description	2014/15	2015/16	2016/17
SCM4b	% of council buildings in which all public areas are suitable for and accessible to dissabled people	86%	86%	86%
OD2ENVC8-0206	Total building maintenance requirement (backlog)	£19,250,000	£18,750,000	£18,250,000
OD2ENVC8-0206I	Total building maintenance requirement (backlog) per square meter of Gross Internal Area	£81.00	£80.25	£79.50
ODENVC8-0204	Percentage of operational (council owned or leased) accomodation which is in a satisfactory condition	79%	79%	79%
OD2ENVC8-0205	Percentage of operational (council owned or leased) accomodation which is suitable for its current use	80%	80%	81%
OD3ENVC8-0204	£ per m ² in property maintenance	£19	£19	£19
OD3ENVC8-0203	Percentage planned maintenance against total maintenance spend to reflect effiencie of programmed maintenance works	68/32%	69/31%	70/30%

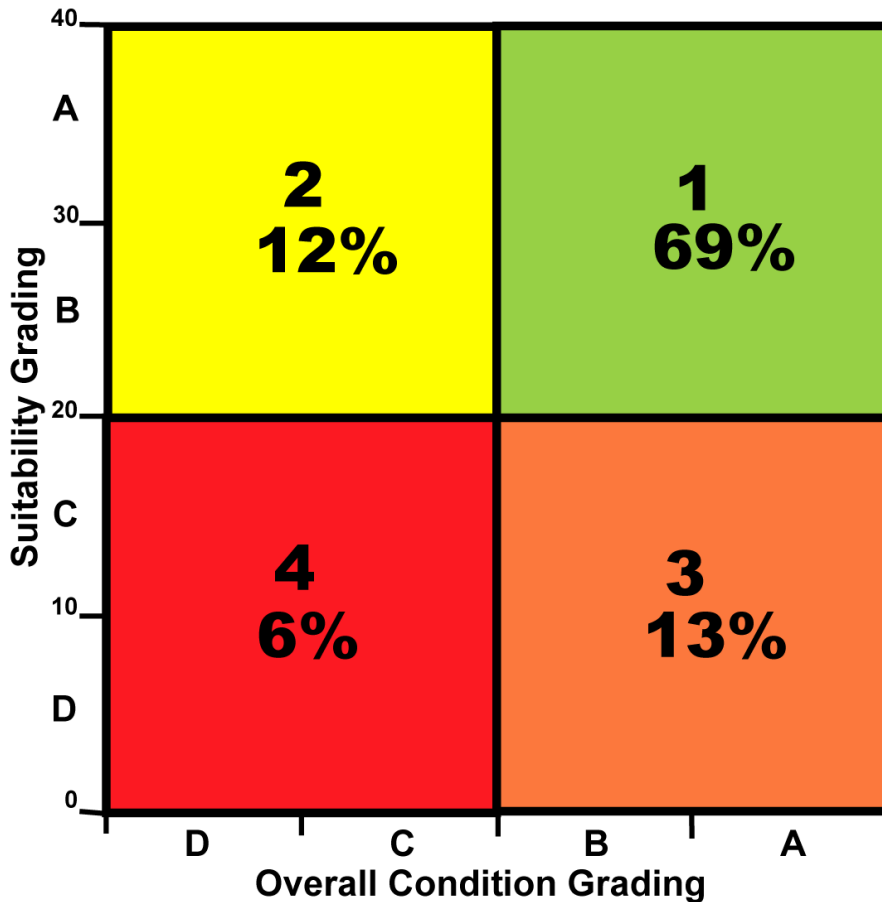
Responsibility for update :Principal Officer (Asset and Property Management) by 20th April 2015

Property Appraisal Grid

The combination of condition and suitability gradings for each property enables the property appraisal grid to reflect the current status of the Council’s property stock. Planned property activity has increased Quartile 1 and reduced Quartile 4 figures which reflects better performing property stock with a reduction in poor property. This approach will continue to ensure effective funding delivery and property rationalisation.

Property Appraisal Grid

East Renfrewshire Council
Property & Technical Services



- The best position for properties in good condition and high suitability
- 2nd position for properties; high suitability but condition requires improvement
- 3rd position for properties; good condition but low suitability
- The worst position for properties; poor condition and low suitability

Accessibility

This indicator measures the percentage of Council buildings from which the Council delivers services to the public and the percentage of these in which all public areas are suitable for and accessible to disabled people. For 2013/14 the figure sits at 83% from last year's figure of 85%. This is due to a reduction in the total number of public accessible buildings.

3.4.1 Maintenance Requirement

There is a non-statutory performance indicator for condition which can be used to measure the Council's performance, which analyses the Council's maintenance requirement over the next 5 years.

Utilising this indicator reveals a total maintenance requirement (backlog) of £18.92 Million or £80.89 per m² of gross internal area of the operational portfolio for the year 2013/14. The most urgent work, i.e. that requiring to be done in years 1 & 2 amounts to £34/m².

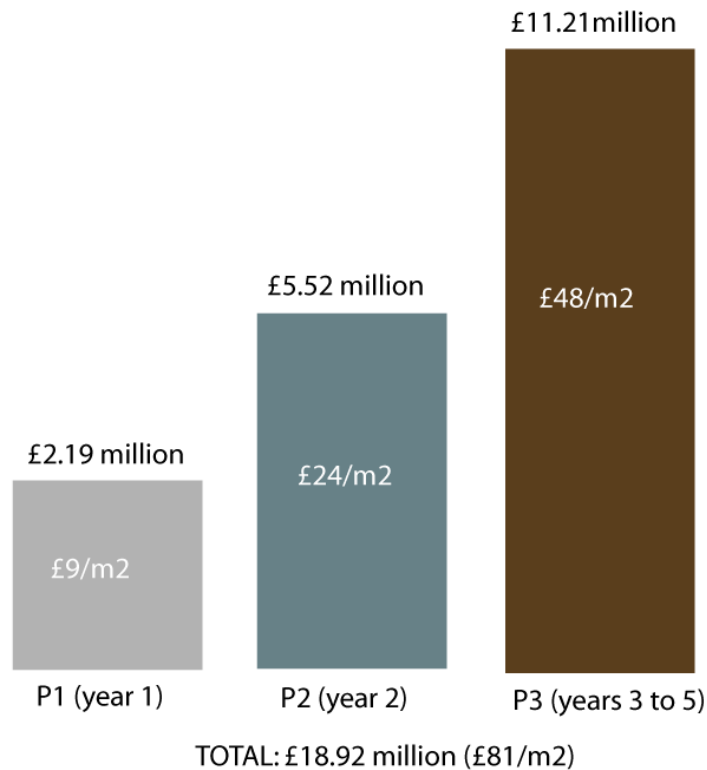
The overall backlog maintenance has fallen from £88/m². This improvement can be mainly attributed to a combination of rationalisation of property, introduction of the new Eastwood High together with consideration of the previous year's expenditure across the operational property stock.

The current spend of £18.77/m² (£3,619,302) is still some way short of the best practice spend of £23/m² (£4,435,918) as recommended by the Building Maintenance Institute.

Additional funding on maintenance or reduction of total maintainable area will be required in order to not only maintain condition at 79%, but also seek to reduce overall the backlog maintenance figures.

The following diagram reflects the current levels of maintenance backlog over Priority 1 (work to be done within year 1), Priority 2 (work to be done in year 2) and Priority 3 (work to be done in years 3 to 5).

Maintenance requirement over the next 5 years



3.4.2 Summary

In summation, the current performance of property assets is less than ideal. The requirement to drive up performance indicators against a backdrop of fixed or even reducing resources presents an impossible challenge. Only by adopting an asset management approach to property is there likely to be an identifiable improvement in the overall performance of property and resultant service improvements.

4. FUTURE PROPERTY NEEDS

Matching the requirements of changing and evolving individual service needs with a system whereby departments “own” the properties they occupy represents a considerable challenge. It is essential therefore that these needs are reviewed continuously with a view to maximising opportunities and generating efficiency in items of all property usage.

To allow this to happen it is essential that reviews are carried out with individual services to examine current use, property costs and future services needs.

Property & Technical Services continue to work closely with individual services to continuously develop and review service asset management plans with a view to providing enhanced services.

This includes interpreting new and possible future government legislation and initiatives and the impact they may have on property requirement.

In addition continued utilisation of property for multi-use is sought where possible with service departments.

In identifying services needs, opportunities for cross service solutions are examined and proposals found which can be further redeveloped by the Corporate Asset Management Group.

It is anticipated that future solutions may not only be cross service but also include consideration being given to other asset usage. In this way, recommended courses of action will address many service requirements and so be truly corporate.

Currently, in addition to the individual service requirements, to address service delivery relating directly to suitability and accessibility which has never been costed a significant maintenance backlog exists. This amounts to a value of £18.92 million which is equivalent to £81/m³ over the next five years. Current spending on property maintenance equates to £3.62M per annum or £18/m² as against a recommended best practice figure of £23/m².

This situation is an improvement on previous years however there needs to be continued effort to direct available funding most efficiently and attempt to address the gap in required spending.

To resolve this position, two courses of action can be pursued in order to prevent continued degradation of the Council's property stock.

These are:

Significant increases in funding for maintenance will require to be sourced

or

Reduce the total maintainable area of the Council's property stock.

5. OPPORTUNITIES

East Renfrewshire Council must continue to seek innovation and challenge existing working practices in order to identify property asset management opportunities. These opportunities should be appraised with a view to meeting corporate objectives and a number of opportunities have so far been identified and these are as indicated below potentially generating savings, easing revenue funding requirements and enhancing service pension.

- **MODERNISING HOW WE WORK**
Modern methods of working, flexible, agile and mobile have an impact in how buildings support service delivery
- **STREAMLINING SERVICES**
Staff relocations will provide opportunities to improve public interface and facilitate interdepartmental initiatives for change.
- **IMPROVING COMMUNICATION**
By relocating staff into new locations where communication with other departmental colleagues is more readily achievable. Many of the transfers will also provide opportunities to break down departmental barriers and further facilitate communication between staff.
- **SHARING COMMON RESOURCES**
By providing opportunities to centralise administration and filing resources
- **COST SAVINGS**
The review paves the way for the eventual disposal of a number of properties together with annual revenue savings.

5.1 Strategic Review of Office Accommodation Phase 4

Impact of new Eastwood Health and Care Centre

The establishment of the new centre will provide opportunities to relocate in the region of 140 CHCP staff (final figure will depend on numerous factors) to the new Health and Care premises. This will be achieved in part through the introduction of agile working within the whole of the CHCP.

This will in turn free up significant space within the core properties being vacated by these staff and this process will form part of the Strategic Review of Office Accommodation Phase 4.

Space within the core properties*, together the benefits of staff relocating within the new Eastwood Health and Care Centre will result in potential capital receipts from the disposal of redundant vacant properties.

**The core office properties could be considered to be Council Headquarters, Barrhead Main Street, Spiersbridge Office Pavilion, Thornliebank Depot, Barrhead Health and Care Centre, Eastwood Health and Care Centre and St Johns Office.
The future of office accommodation.*

5.2 Rationalisation of Single Use Facilities

Scope

The scope of this is to review in detail Council facilities that currently offer only single use. It is considered that these no longer afford best value usage and therefore do not align with good asset management. The proposal would be examined on two levels. Firstly to attempt to deliver additional service from these properties and therefore remove their single usage. Secondly an examination of these services to determine the viability of delivering the services by other methods or from others currently operational multi use facilities.

Timescale

The timescale for this would be on a rolling programme based on a property by property basis.

Financial Implications

It is difficult to advise of the full financial implication of this until individual property assessments are carried out. However there should be significant savings identified in terms of maintenance backlog and ongoing revenue costs. Opportunities may also be identified for capital receipts.

The Land and Property Asset Disposal Framework is now approved and in place to give clear instruction on the method to dispose of surplus property or the requirements for community asset transfer.

Surplus properties are now being effectively marketed and this ensures that property stock will continue to evolve to a more efficient and higher performing level.

5.3 Review of Partnership Working with Public, Private & Voluntary Sector Partners

Scope

East Renfrewshire Council, like most councils, has a track record of Partnership Working and is currently partnering with a range of partners and organisations involving a range of building types.

The undernoted list, although not exhaustive, provides an example of the various partnerships in place.

- Private Landlords – Leased Office Accommodation,
- PFI/PPP Partners – Schools and Community Facilities.
- Local Community Groups – Community Transfers

More recently East Renfrewshire Council has completed a Partnership solution with the Greater Glasgow and Clyde NHS for the provision of a jointly owned Community Health and Care Centre located in the heart of Barrhead. In addition development is currently progressing for similar provision within Eastwood

One of the key recommendations of the recently published Audit Scotland Report “Asset Management in Local Government” clearly states that Councils should:

“..agree with community planning partners arrangements for joint planning, management and property sharing. This should include identifying and tackling the barriers to strategic joint working around public assets and developing shared property databases to facilitate joint working”

If the East Renfrewshire Council Property Portfolio is to be sustainable, effective and efficient the Council will have to explore all opportunities and in particular Partnership Working and overcome some of the barriers which currently inhibit the adoption of a partnership approach due to the misalignment of governance arrangements, financial planning, priorities and timescales.

These represent significant challenges but must be addressed to expand and improve successful partnership solutions.

Example:

The Barrhead Foundry development will represent a joining together of functions within one property with sports facilities, library, café, a business centre operated by Lanarkshire Enterprise Services with other partnership arrangements currently being explored.

6. INVESTMENT & FUNDING

Within the total planned expenditure of £100m for the period 2014/15– 2021/22 major developments include the Barrhead Foundry Barrhead and replacement of Barrhead High School . There is currently a figure of £58m identified in the capital plan as planned investment in property over this period. Funding options with the Scottish Futures Trust continue to be investigated for continued improvement across the School Estate.

The 8 YR GENERAL FUND CAPITAL PLAN 2014/2015 - 2021/2022 provides a breakdown of planned expenditure and is included as appendix 2.

As part of a commitment to inform client departments on the properties they use, Property and Technical Services are now providing financial updates on the level of repairs and maintenance expenditure on a regular basis and communicate any issues which may require additional funding which would stretch the regular maintenance budget.

7. THE WAY FORWARD

The entire content of this Property Asset Management Plan is focused on improving the efficiency and making more effective use of Property within East Renfrewshire.

By way of summary, the following key changes and messages are listed as being essential in this improvement process and it should be noted that many of these are already in place or underway within East Renfrewshire Council.

- Collection, review and improvement in Key Property Data
- More Corporate Approach to all Service Delivery
- Importance of Corporate Asset Management Group in providing forum for improvements
- Appointment of Member Champions to facilitate required improvements
- Greater Public Engagement and Consultation on future service delivery
- Continual exploration of Partnership opportunities.

The Property Asset Management Plan is a dynamic document which will be adaptable and will be reviewed annually by Principal Officer (Asset and Property Management).

We are:

- Modernising how we work by making better use of technology;
- Improving the mobility of our staff so that they can work effectively either in the field, in offices or at home depending on the needs of the service and its customers;
- Keeping management costs down, reducing inefficient processes, improving the management of our assets and continually reviewing the way we do things to ensure they are efficient;
- Using data wisely to improve services and plan for the future of the local area
- Undertaking capital investment in the development of new assets (e.g. the new Eastwood Health and Care Centre and proposed non-denominational primary school as part of our Local Development Plan) and ensuring we make efficient use of existing assets such as the council's estate.
- Adapting the council's buildings to meet the needs of a modern workforce and maintaining and improving public buildings to better serve local residents.

Appendix A: Property Asset Summary

(Maintenance Backlog)

Business Unit Ownership Business Unit Name	Property Type	P1 to P3 Value
Albertslund Community Hall	Hall, Default	£11,450.00
Ardentinney Mountain Bike Store	Hall, Default	£5,000.00
Area Registration Office	Office, Default	£10,700.00
Arthurlie House	Community Centre, Default	£60,800.00
Arthurlie Nursery School	School, Nursery School	£84,070.00
Arthurlie Parks Depot	Depot, Default	£58,100.00
Auchenback Community Centre	Community Centre, Default	£63,100.00
Barrhead Community "Museum"	Art Gallery / Museum, Default	£37,900.00
Barrhead High School	School, Secondary School	£2,715,180.00
Barrhead Social Work Offices	Office, Default	£406,170.00
Barrhead Sports Centre	Leisure Centre, Default	£80,050.00
Boathouse - Rouken Glen Park	Pavilion, Default	£11,700.00
Bonnyton House	Residential House, Default	£34,300.00
Braidbar Primary School	School, Primary School	£91,050.00
Building 5 Eastwood Park (ex Storage Building A)	Store, Default	£10,000.00
Busby Library	Public Library, Default	£55,740.00
Busby Primary School	School, Primary School	£86,550.00
Calderwood Lodge Nursery & Primary School	School, Primary School	£223,880.00
Capelrig House	Office, Default	£171,100.00
Carmichael Hall - Eastwood Park	Hall, Default	£39,800.00
Carolside Nursery	School, Nursery School	£1,420.00
Carolside Primary School	School, Primary School	£701,750.00
CHCP Mental Health	Office, Default	£7,400.00
Clarkston Hall	Hall, Default	£248,600.00
Clarkston Library	Public Library, Default	£33,250.00
Clarkston Public Toilet	Public Toilet, Default	£34,900.00
Council Offices Main Street Barrhead	Office, Default	£42,865.00
Cowan Park Lodge	House, Default	£43,950.00
Crookfur Pavilion	Pavilion, Default	£26,350.00
Crookfur Primary School	School, Primary School	£650,210.00
Cross Arthurlie Primary School	School, Primary School	£252,065.00
Dalmeny Community Centre	Community Centre, Default	£4,650.00
Duff Memorial Hall	Hall, Default	£50,550.00
Dunterlie Community Centre	Community Centre, Default	£65,600.00
Eaglesham Cemetery Office	Store, Default	£36,425.00
Eaglesham Heritage Museum (Statue House)	Art Gallery / Museum, Default	£29,000.00
Eaglesham Library	Public Library, Default	£27,600.00
Eaglesham Pavilion	Pavilion, Default	£13,925.00
Eaglesham Primary School	School, Primary School	£281,850.00
Eaglesham Public Toilet	Public Toilet, Default	£32,350.00

East Renfrewshire Council Offices	Office, Default	£50,800.00
East Renfrewshire Council Offices Burnfield Avenue	Office, Default	£14,750.00
Eastwood High School	School, Secondary School	£65,000
Eastwood House	Hall, Default	£75,950.00
Eastwood Park Garage/Stable Block	Depot, Default	£7,775.00
Eastwood Pool	Swimming Pool, Default	£1,136,600.00
Eastwood Theatre	Hall, Default	£41,200.00
Fairweather Hall	Hall, Default	£21,000.00
Giffnock Library	Public Library, Default	£105,850.00
Giffnock Primary School	School, Primary School	£147,600.00
Glen Almond Day Centre	Other Comm Services, Default	£9,900.00
Glen Family Centre	School, Nursery School	£46,900.00
Glen Halls	Community Centre, Default	£32,400.00
Glenwood Nursery School	School, Nursery School	£31,700.00
Greenhags - Transfer Station	Civic Amenity Site, Default	£43,910.00
Hazeldene Nursery School	School, Nursery School	£178,470.00
Huntly Pavilion	Pavilion, Default	£41,650.00
James Maguire Community Centre	Office, Default	£18,590.00
Johnny Kelly Sports Pavilion	Pavilion, Default	£23,400.00
Kingston Pavilion	Pavilion, Default	£13,700.00
Kirkhill Primary School	School, Primary School	£147,700.00
Lodge 6 Eastwood Park	Office, Default	£3,355.00
Lygates	Office, Default	£25,460.00
Madras Nursery School	School, Nursery School	£24,450.00
McCready Centre (prev C&L)	School, Nursery School	£63,375.00
Mearns Castle High School	School, Secondary School	£854,575.00
Mearns Library	Public Library, Default	£34,000.00
Montgomery Hall	Hall, Default	£43,550.00
Muirend Pavilion	Pavilion, Default	£51,550.00
Mure Hall	Community Centre, Default	£30,100.00
Neilston Cemetery - Former Lodge House	Store, Default	£34,100.00
Neilston Leisure Centre	Leisure Centre, Default	£275,700.00
Neilston Library	Public Library, Default	£29,100.00
Neilston Primary School	School, Primary School	£320,820.00
Netherlee Nursery Class	School, Nursery School	£26,900.00
Netherlee Pavilion	Pavilion, Default	£129,850.00
Netherlee Primary School	School, Primary School	£79,050.00
Our Lady of the Missions Primary School	School, Primary School	£44,960.00
Overlee House	Residential House, Default	£49,350.00
Overlee Lodge	Residential House, Default	£13,690.00
Overlee Park Depot	Depot, Default	£31,850.00
Overlee Pavilion 1	Pavilion, Default	£230,100.00
Psychological Services Office	Office, Default	£18,550.00
RG Park Walled Garden Stores	Depot, Default	£9,750.00
Rhuallan House (until sale concluded)	Hall, Default	£110,650.00

Robslee Primary School	School, Primary School	£32,700.00
Rouken Glen Boat House Public Convenience	Public Toilet, Default	£6,950.00
Rouken Glen Park Picnic Pavilion	Pavilion, Default	£51,400.00
Social Work Office Whole Building	Office, Default	£17,325.00
Springhill and Auchenback Primary School	School, Primary School	£256,140.00
St Andrew's House	Office, Default	£36,940.00
St Cadoc's Primary School	School, Primary School	£207,370.00
St John's Primary School	School, Primary School	£327,070.00
St Joseph's Primary School	School, Primary School	£357,805.00
St Luke's High School	School, Secondary School	£687,350.00
St Mark's Primary School	School, Primary School	£403,110.00
St Ninian's High School	School, Secondary School	£692,280.00
St Thomas' Primary School	School, Primary School	£324,540.00
Thornliebank Depot	Depot, Default	£530,400.00
Thornliebank Library	Public Library, Default	£78,640.00
Thornliebank Nursery Class	School, Nursery School	£18,900.00
Thornliebank Primary School	School, Primary School	£218,050.00
Thornliebank Resource Centre	Resource Centre, Default	£21,200.00
Thorntree Hall	Hall, Default	£53,600.00
Uplawmoor Primary School	School, Primary School	£168,490.00
Wardens Lodge Overlee Park	House, Default	£5,300.00
Woodfarm High School	School, Secondary School	£1,277,225.00
Woodfarm Pavilion	Pavilion, Default	£266,000.00
Woodfarm Sports Pavilion & Car Park	Pavilion, Default	£14,225.00

Appendix B: Condition & Suitability Data

		Condition	Suitability	Quartile	GIA
1541	Albertslund Community Hall	B	A	1	272
2021	Ardentinney Mountain Bike Store	A	A	1	42
1542	Arthurlie House	B	B	1	725
1604	Arthurlie Nursery School	B	C	3	708
1540	Arthurlie Parks Depot	C	B	2	499
1543	Auchenback Community Centre	C	A	2	790
1627	Barrhead High School	C	C	4	10393
1715	Barrhead Social Work Offices	B	B	1	535
1746	Barrhead Sports Centre	C	B	2	5011
1726	Boathouse - Rouken Glen Park	B	A	1	52
1716	Bonnyton House	B	A	1	1440
1585	Braidbar Primary School	B	B	1	2529
1533	Building 5 Eastwood Park (ex Storage Building A)	D	D	4	89
1566	Busby Library	B	B	1	58
1586	Busby Primary School	B	B	1	2065
1587	Calderwood Lodge Nursery & Primary School	B	B	1	1941
1539	Capelrig House	B	B	1	558
2023	Carlibar Primary School	A	A	1	5948
1544	Carmichael Hall - Eastwood Park	B	B	1	298
1635	Carolside Nursery	B	A	1	267
1589	Carolside Primary School	C	C	4	5516
1723	Cathcart Cemetery Store	B	D	3	63
1545	Clarkston Hall	B	C	3	795
1567	Clarkston Library	C	B	2	454
2016	Clarkston Public Toilet	C	B	2	37
1538	Council Offices (Former Housing Offices)	C	B	2	672
1534	Council Offices Main Street Barrhead	B	A	1	4083
1731	Cowan Park Bandstand	B	B	1	100
1732	Cowan Park Lodge	C	C	4	145
1733	Cowan Park Pavilion	C	B	2	318
1546	Crookfur Pavilion	B	B	1	345
1590	Crookfur Primary School	C	C	4	2329
1591	Cross Arthurlie Primary School	B	C	3	2843
1547	Dalmeny Community Centre	B	B	1	218
1548	Duff Memorial Hall	B	C	3	404
1549	Dunterlie Community Centre	B	A	1	548
1724	Eaglesham Cemetery Office	C	C	4	56
1575	Eaglesham Heritage Museum (Statue House)	C	D	4	58
1568	Eaglesham Library	B	C	3	84
1734	Eaglesham Pavilion	B	C	3	91
1592	Eaglesham Primary School	B	B	1	3095
1773	East Renfrewshire Council Offices	B	A	1	4025
2024	East Renfrewshire Council Offices Burnfield Avenue	B	A	1	1130

1628	Eastwood High School	A	A	1	17282
1550	Eastwood House	B	A	1	1706
1531	Eastwood Park Garage/Stable Block	B	A	1	366
1747	Eastwood Pool	B	B	1	2310
1576	Eastwood Theatre	B	A	1	1995
2034	Education Offices St John's	B	A	1	1194
1551	Fairweather Hall	B	B	1	579
1569	Giffnock Library	B	B	1	489
1593	Giffnock Primary School	B	B	1	2586
1718	Glen Almond Day Centre	B	A	1	82
1577	Glen Family Centre	B	B	1	460
1552	Glen Halls	B	C	3	560
1579	Glenwood Nursery School	B	A	1	343
1639	Greenhags - Transfer Station	C	B	2	78
1580	Hazeldene Nursery School	B	A	1	420
1735	Huntly Pavilion	C	B	2	235
1529	James Maguire Community Centre	C	A	2	277
1977	CHCP Mental Health	C	B	2	97
1749	Johnny Kelly Sports Pavilion	B	A	1	770
1736	Kingston Pavilion	C	C	4	77
1594	Kirkhill Primary School	B	A	1	3486
1532	Lodge 6 Eastwood Park	C	B	2	65
2025	Lygates	B	A	1	462
1581	Madras Nursery School	B	B	1	345
1636	McCready Centre (prev C&L)	B	B	1	397
1629	Mearns Castle High School	B	A	1	16896
1744	Mearns Castle Sports Pavilion	B	A	1	207
1571	Mearns Library	B	C	3	486
2020	Mearns Primary School	A	A	1	6276
1554	Montgomery Hall	B	B	1	432
1555	Muirend Pavilion	B	C	3	390
1556	Mure Hall	B	B	1	505
1725	Neilston Cemetery - Former Lodge House	C	C	4	102
1748	Neilston Leisure Centre	B	B	1	1278
1572	Neilston Library	B	B	1	312
1595	Neilston Primary School	B	B	1	2475
1582	Netherlee Nursery Class	B	A	1	167
1557	Netherlee Pavilion	B	C	2	433
1596	Netherlee Primary School	B	A	1	4238
2019	Newton Mearns Cemetery Store	B	C	3	41
2029	Office Pavilion 2	B	A	1	1576
1597	Our Lady of the Missions Primary School	B	A	1	3883
2014	Overlee House	B	A	1	311
2015	Overlee Lodge	B	A	1	224
1739	Overlee Park Depot	C	B	2	168
1558	Overlee Pavilion 1	B	C	3	334

1730	RG Park Walled Garden Stores	B	B	1	214
1598	Robslee Primary School	B	B	1	1580
1727	Rouken Glen Boat House Public Convenience	B	A	1	85
1728	Rouken Glen Park Picnic Pavilion	A	B	1	339
1720	Social Work Office Whole Building	B	A	1	244
1599	Springhill and Auchenback Primary School	A	B	1	2719
1527	St Andrew's House	B	A	1	446
1600	St Cadoc's Primary School	B	B	1	2967
1601	St John's Primary School	B	B	1	3284
1602	St Joseph's Primary School	B	B	1	2349
1630	St Luke's High School	B	B	1	9142
1603	St Mark's Primary School	B	B	1	2592
1631	St Ninian's High School	B	B	1	18141
1605	St Thomas' Primary School	C	B	2	1352
2033	The Barrhead Centre	B	A	1	613
1528	Thornliebank Depot	B	C	3	6321
1573	Thornliebank Library	B	C	3	156
1583	Thornliebank Nursery Class	B	B	1	150
1606	Thornliebank Primary School	B	C	3	2102
1721	Thornliebank Resource Centre	B	A	1	976
1561	Thorntree Hall	B	A	1	623
1607	Uplawmoor Primary School	B	A	1	694
2007	Wardens Lodge Overlee Park	B	A	1	81
2022	Williamwood High School	A	A	1	17999
1633	Woodfarm High School	B	A	1	12785
1562	Woodfarm Pavilion	B	C	3	412
1750	Woodfarm Sports Pavilion & Car Park	B	A	1	369
2051	DTTO	C	A	2	240
2050	DTTO Greenock	A	A	1	247
2052	Barrhead Health Centre ERC element	A	A	1	1203
2053	Isobel Mair School	A	A	1	4577
2047	Whitelee Warden's Hut	A	A	1	13

Appendix C: Leased Property

Business Unit Name	Total Total GIA	Valuation
Barrhead High School - Schoolhouse	83	27,000
Former Area Registration Office	139	60,000
Mure Hall	505	300,000
Lodge 3 & Stable Block Eastwood Park	82	65,000
Industrial Unit 1-4 & 8-11	395	119,000
Industrial Unit 05	44	28,000
Industrial Unit 07	44	18,750
Industrial Unit 12	87	37,500
Unit 1 Muriel St	186	65,000
Unit 2 Muriel St	93	40,000
Unit 3 Muriel St	48	23,000
Unit 4 Muirel St	48	25,000
Unit 5 & 6 Muirel St	96	41,500
Unit 1 Crossmill Business Park	100	58,000
Unit 2 Crossmill Business Park	50	29,000
Unit 3 Crossmill Business Park	50	29,000
Unit 4 Crossmill Business Park	100	58,000
Unit 5 Crossmill Business Park	100	58,000
Unit 6 Crossmill Business Park	50	29,000
Unit 7 Crossmill Business Park	150	67,000
Unit 1 Spiersbidge Business Park	178	57,000
Unit 2 Spiersbidge Business Park	178	40,000
Unit 3 Spiersbridge Business Park	178	40,000
Unit 4 Spiersbridge Business Park	178	40,000
Reversionary interest in commuted lease	463	20
Boathouse - Rouken Glen Park	370	540,000
Craft Workshop - Rouken Glen Park	161	91,500
Gatehouse Gallery - Rouken Glen Park	204	60,000
Shop	43	40,000
Shop	127	130,000
Shop	122	125,000
Shop	120	125,000
Shop	60	65,000
Shop	60	65,000
Shop	60	65,000
Shop	60	65,000
Shop	60	65,000
Shop	60	65,000
Shop	96	55,000
Shop	53	36,000
Shop	106	65,000
Shop	64	40,000
Shop	69	96,000
Shop	110	145,000

Shop	94	104,000
Site No. 2 Ossie Stewart Ltd	61	16,250
Building D	38	11,000
Total	5823	£3,424,520

Appendix D: Capital Plan

8 YR GENERAL FUND CAPITAL PLAN 2014/2015 - 2021/2022

A. CHCP

Project	£'000								
	Total	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
EASTWOOD HEALTH AND CARE CENTRE	6,500	6,100	400						
AUCHENBACK FAMILY CENTRE & COMMUNITY HUB (JOINT WITH EDUCATION)	3,200	1,410	1,750	40					
TOTAL			2,150	40	0	0	0	0	0

8 YR GENERAL FUND CAPITAL PLAN 2014/2015 - 2021/2022

B. EDUCATION MAJOR MAINTENANCE

Project	£'000								
	Total	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
ST LUKE'S HS WINDOW RENEWAL	40	40							
EAGLESHAM PS WINDOW RENEWAL	50	50							
CAROLSIDE PS WINDOW RENEWAL	80	80							
ST THOMAS' PS WINDOW RENEWAL	50	50							
THORNIEBANK PS ROOF & FABRIC IMPROVEMENTS	30	30							
SPRINGHILL & AUCHENBACK PS REWIRE	110	110							
KIRKHILL PS ROOF IMPROVEMENTS	50	50							
CAROLSIDE PS FABRIC IMPROVEMENTS	40	40							
KIRKHILL PS FABRIC IMPROVEMENTS	50	50							
PROVISIONAL SUMS	3,100		400	400	400	400	500	500	500
TOTAL	3,600	500	400	400	400	400	500	500	500

8 YR GENERAL FUND CAPITAL PLAN 2014/2015 - 2021/2022

B. EDUCATION : OTHER PROJECTS

Project	£'000								
	Total	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
ROUTE 77 - SCHOOL D N NG IMPROVEMENTS	640	90	70	70	70	70	90	90	90
EDUCATION NETWORK	900	125	100	100	100	100	125	125	125
BARRHEAD FOUNDRY - IT EQUIPMENT	78	78							
EASTWOOD HS - NEW BUILD	350	350							
ST MARK'S PS - EXTENSION	25	25							
BARRHEAD HS - NEW BUILD	11,202		11,202						
SECURITY (CCTV) EXPANSION	120	40	40	40					
OUR LADY OF THE MISSIONS PS - SUFFICIENCY OF PUP L PLACES	699	699							
ST CADOC'S PS - PLAY BARN (PART FUNDED BY DEVELOPER CONTRIBUTIONS)	291	291							
GLEN FAMIL Y CENTRE - REMODELL NG FOR FULL UNDER 3 PROVISION	66	66							
NEW DENOM NATIONAL PRIMARY SCHOOL FOR MEARN'S AREA (2 STREAM PR MARY WITH 60.60 PLACE NURSERY)	10,000		530	8,200	1,130	140			
RELOCATION OF CALDERWOOD LODGE PS	3,600	200	180	2,790	380	50			
NEW NON-DENOMINATIONAL PS FOR NEWTON MEARN'S (2 STREAM + 60.60 NURSERY, ERC CONTRIBUTION)	6,900				370	5,620	780	130	
CHILDREN & YOUNG PEOPLE PROVISION	966	644	322						
PEOPLE'S NETWORK	160	20	20	20	20	20	20	20	20
BARRHEAD SPORTS CENTRE - REFURBISHMENT	686	386	300						
BARRHEAD SPORTS CENTRE & EASTWOOD LEISURE CENTRE - GYM EQUIPMENT (LIFE CYCLE REPLACEMENT)	63	63							

8 YR GENERAL FUND CAPITAL PLAN 2014/2015 - 2021/2022

B. EDUCATION : OTHER PROJECTS

		£'000							
Project	Total	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
TOTAL	36,746	3,077	12,764	11,220	2,070	6,000	1,015	365	235
OVERALL EDUCATION TOTAL	40,346	3,577	13,164	11,620	2,470	6,400	1,515	865	735

8 YR GENERAL FUND CAPITAL PLAN 2014/2015 - 2021/2022

PROPERTY MAINTENANCE ANALYSIS

Project	£'000								
	Total	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
1. CORPORATE									
DISCRIMINATION ACT	100	100							
PROPERTY SAFETY AUDIT - HARD WIRE TESTING	50	50							
COSHH UPGRADE	50	50							
ASSET IMPROVEMENTS	270	270							
EASTWOOD HQ LIGHTING IMPROVEMENTS	50	50							
FIRE RISK ASSESSMENTS ADAPTATIONS	1,160	150	130	130	150	150	150	150	150
STRUCTURAL SURVEYS	10	10							
STRUCTURAL IMPROVEMENTS	320	40	40	40	40	40	40	40	40
SPEND TO SAVE (CEEF)	600	75	75	75	75	75	75	75	75
COMMUNITY FACILITY IMPROVEMENTS	440	80	80	80	100	100			
LEGIONELLA - REMEDIAL IMPROVEMENTS	50	50							
THORNLIBANK DEPOT - ROOF IMPROVEMENTS	510	150	120	120	120				
PROVISIONAL SUM	4,450	70	600	600	600	645	645	645	645

8 YR GENERAL FUND CAPITAL PLAN 2014/2015 - 2021/2022

PROPERTY MAINTENANCE ANALYSIS

Project	£'000								
	Total	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22
CORPORATE TOTAL	8,060	1,145	1,045	1,045	1,085	1,010	910	910	910
2. DEPARTMENT SPECIFIC									
SCHOOLS MAJOR MAINTENANCE	3,600	500	400	400	400	400	500	500	500
PROPERTY MAINTENANCE TOTAL	11,660	1,645	1,445	1,445	1,485	1,410	1,410	1,410	1,410

Appendix E: General Fund Capital Programme, Progress Report

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2014/2015

CHCP

COST CODE	PROJECT NAME	APPROVAL DATE	LEG COMM	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
				CURRENT YEAR APPROVED AT 13.02.14	ADJUSTED FOR 2013/14 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.14	PREVIOUS TOTAL COST	REVISED TOTAL COST
7029	Eastwood Health & Care Centre	07.02.13		6,100	6,100	6,100	Work to be programmed	0	6,500	6,500
3551	Auchenback Family Centre & Community Hub (Joint With	07.02.13		1,410	1,607	1,607	Work to be programmed	3	3,400	3,400

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2014/2015

Education (Major Maintenance)

COST CODE	PROJECT NAME	APPROVAL DATE	LEG COMM	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
				CURRENT YEAR APPROVED AT 13.02.14	ADJUSTED FOR 2013/14 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.14	PREVIOUS TOTAL COST	REVISED TOTAL COST
3528	Thornliebank PS Roof-Light Replacement & Fabric Improvement	07.02.13	Y	30	55	55	Work in progress	85	140	140
3505	St Luke's PS Window Replacement 2012/13	09.02.12	Y	0	18	18	Complete - payments outstanding	60	78	78
3531	St Luke's HS Window Replacement 2013/14	07.02.13	Y	0	11	11	Complete - payments outstanding	69	80	80
3560	St Luke's HS Window Replacement 2014/15	13.02.14		40	40	40	Work programmed	0	40	40
3532	Eaglesham PS Window Replacement	07.02.13		50	95	95	Work programmed	5	100	100
3561	Carolside PS Window Replacement	13.02.14		80	80	80	Work programmed	0	80	80
3553	St Thomas' PS Window Replacement	13.02.14		50	50	50	Work programmed	0	50	50
3554	Springhill & Auchenback PS Rewire	13.02.14		110	110	110	Work programmed	0	110	110
3555	Kirkhill PS Roof Improvements	13.02.14		50	50	50	Work programmed	0	50	50
3556	Carolside PS Fabric Improvements	13.02.14		40	40	40	Work to be programmed	0	40	40
3557	Kirkhill PS Fabric Improvements	13.02.14		50	50	50	Work to be programmed	0	50	50
				500	599	599		219	818	818

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2014/2015

Education (Other Projects)

COST CODE	PROJECT NAME	APPROVAL DATE	LEG COMM	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
				CURRENT YEAR APPROVED AT 13.02.14	ADJUSTED FOR 2013/14 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.14	PREVIOUS TOTAL COST	REVISED TOTAL COST
3399	Education Network	13.02.14		125	125	125	Ongoing	0	125	125
4065	Education Storage Environment	07.02.13	Y	0	49	49	Phase 1 complete. Phase 2 at design stage	56	105	105
3538	Route 77 - Kitchen Improvements	13.02.14		90	90	90	Work programmed	0	90	90
3486	Eastwood HS New Build	11.02.10	Y	350	538	538	Complete - payments outstanding	28,424	28,962	28,962
3513	St Mark's PS Extension	09.02.12		25	225	225	Complete - payments outstanding	725	950	950
3550	Barrhead HS New Build	07.02.13		0	22	22	Work to be programmed	228	11,452	11,452
3514	Refurbishment Of School Toilet Facilities	09.02.12	Y	0	24	24	Complete - payments outstanding	381	405	405
3541	Glenwood Nursery Area Traffic Management Improvements	07.02.13	Y	0	15	15	Complete - payments outstanding	32	47	47
3526	Security (CCTV) Expansion	09.02.12	Y	40	45	45	Work in progress	75	200	200
3516	St Luke's HS All Weather Pitch	09.02.12	Y	0	348	348	Work in progress	252	600	600
3517	Our Lady Of The Missions PS Sufficiency Of Pupil Places	09.02.12	Y	699	923	923	Work in progress	127	1,050	1,050
3552	St Cadoc's Play Barn	13.02.14		291	291	291	Work programmed - part funded by Developer Contributions	0	291	291
3546	Glen Family Centre Remodelling For Full Under 3 Provision	07.02.13	Y	66	120	120	Complete	19	139	139
3562	Relocation of Calderwood Lodge PS	13.02.14		200	200	200	Work to be programmed	0	3,600	3,600

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2014/2015

Education (Other Projects)

COST CODE	PROJECT NAME	APPROVAL DATE	LEG COMM	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
				CURRENT YEAR APPROVED AT 13.02.14	ADJUSTED FOR 2013/14 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.14	PREVIOUS TOTAL COST	REVISED TOTAL COST
3548	St Ninian's HS Blas Pitch Replacement	07.02.13		0	194	194	Complete - payments outstanding	308	502	502
3559	Children and Young People Provision	13.02.14		644	644	644	Work to be programmed	0	966	966
5129	People'S Network	13.02.14		20	20	20	Ongoing	0	20	20
5101	Replacement of Library Management System & Management Reporting Servers	07.02.13		0	10	10	Ongoing	13	23	23
5211	Barrhead Sports Centre Refurbishment	07.02.13		386	453	453	Work programmed	3	756	756
5280	Barrhead Sports Centre & Eastwood Leisure Centre Gym Equipment Life Cycle Replacement	13.02.14		63	63	63	Work to be programmed	0	63	63
5135	Barrhead Foundry IT Equipment	13.02.14		78	78	78	Work to be programmed	0	78	78
5271	Neilston Leisure Centre Improvements	09.02.12	Y	0	26	26	Complete - payments outstanding	344	370	370
				3,077	4,503	4,503		30,987	50,794	50,794

Overall Education Totals

3,577	5,102	5,102
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31,206	51,612	51,612
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GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2014/2015

Property Maintenance Analysis

COST CODE	PROJECT NAME	APPROVAL DATE	LEG COMM	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
				CURRENT YEAR APPROVED AT 13.02.14	ADJUSTED FOR 2013/14 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.14	PREVIOUS TOTAL COST	REVISED TOTAL COST
	1. Corporate									
1015	Disability Discrimination Act	13.02.14		100	166	166	Work programmed	0	166	166
1266	HardWire Testing	13.02.14		50	50	50	Ongoing	0	50	50
1258	COSHH Upgrade	13.02.14		50	50	50	Ongoing	0	50	50
1109	Asset Management	13.02.14		270	352	352	Work to be programmed	0	352	352
1300	CEEF	13.02.14		75	91	91	Ongoing	0	91	91
1246	Eastwood HQ Lighting Improvements	13.02.14		50	48	48	Work to be programmed	215	263	263
1228	Fire Risk Assessment Adaptations	13.02.14	Y	150	227	227	Work in progress	0	227	227
1260	Structural Surveys & Improvements	13.02.14		50	55	55	Work to be programmed	0	55	55
1610	Legionella Remedial Improvements	13.02.14	Y	50	50	50	Ongoing	0	50	50
1609	Thornliebank Depot Roof Improvements	13.02.14	Y	150	254	254	Work in progress	46	660	660
5268	Community Facilities Improvements	22.11.07		80	175	175	Work to be programmed	880	1,415	1,415
	Provisional Sum	13.02.14		70	113	113	Work to be programmed	0	113	113
	Corporate Total			1,145	1,631	1,631		1,141	3,492	3,492

GENERAL FUND CAPITAL PROGRAMME

PROGRESS REPORT

2014/2015

Property Maintenance Analysis

COST CODE	PROJECT NAME	APPROVAL DATE	LEG COMM	ANNUAL COSTS £'000			COMMENT	TOTAL COST £'000		
				CURRENT YEAR APPROVED AT 13.02.14	ADJUSTED FOR 2013/14 CASHFLOW	PROJECTED OUTTURN FOR CURRENT YEAR		SPENT PRIOR TO 31.03.14	PREVIOUS TOTAL COST	REVISED TOTAL COST
	2. Department Specific									
	Education - Major Maintenance			500	599	599		218	818	818
	Property Maintenance Total			1,645	2,230	2,230		1,359	4,310	4,310