

REPORT TO: POLICY AND RESOURCES COMMITTEE - 8TH DECEMBER 2008
REPORT ON: THE ASSET MANAGEMENT PLAN - ANNUAL REVIEW
REPORT BY: THE DIRECTOR OF ECONOMIC DEVELOPMENT
REPORT NO: 540-2008

1. PURPOSE OF REPORT

1.1 A Corporate Asset Management Plan for the Council was submitted to the Committee on 10th December 2007, including a commitment to review the situation annually. The purpose of this report is to update the Plan as necessary and to appraise the Committee of progress made during the last year.

2. RECOMMENDATIONS

2.1 That the Committee should note the contents of the Report.

3. FINANCIAL IMPLICATIONS

3.1 The Asset Management Plan will be used to assist the City Council with the preparation of the Capital Plan 2009 - 2012.

4. MAIN TEXT

4.1 The Asset Management Plan was submitted to the Committee, (Ref: Article V, Report 603-2007), on 10th December 2007. It provided a strategic framework and methodology for managing the Council's property assets, and set out a list of measurable indicators upon which the performance of property assets could be judged from the corporate, operational, strategic and financial viewpoints.

4.2 The Plan identified three distinct types of Council properties, namely:-

- Operational Properties - occupied by the Council for the operation and delivery of Council services.
- Surplus Properties - which have become redundant, or uneconomic to maintain, and which have been remitted to the Economic Development Department for alternative use or disposal.
- Investment Properties - which are owned by the Council for lease, mainly for commercial activities. This portfolio includes industrial, retail and office premises, and ground leases.

4.3 However, three types of Council operational property are being covered by single service Asset Management Plans running in parallel, as follows:

4.3.1 Schools: The Scottish Executive required that a separate School Estate Management Plan should be prepared. Following approval by the Education Committee of 15th December, 2003 (Ref: Article VII, Report 810-2003) this was submitted to the Scottish Executive Education Department (SEED). Periodic updates have subsequently been required and the latest of these was submitted to the SEED on 18th January 2008. However, the Committee should note that its Education properties are included in the Corporate Asset Management Plan for Operational Property and covered by all the assessments, measurements and Health and Safety criteria appropriate to that Plan.

- 4.3.2 **Roads, Bridges and Street Lighting:** The asset management of the Council's assets, in terms of roads, bridges and street lighting, is currently being developed through SCOTS (the Society of Chief Officers for Transportation for Scotland) on behalf of all Scottish Roads Authorities including Dundee City Council. The aim is to develop a common roads asset management framework across Scotland. A consultant was appointed in early 2008 on a four year commission to assist in the development of the framework. As the framework develops, these assets will become part of the Corporate Asset Management Plan. Until then, current appraisal systems continue. An update report to Committee will be provided at an appropriate time in due course.
- 4.3.3 **Housing:** The Scottish Housing Quality Standards (SHQS) Delivery Plan is currently being populated with the results of a survey of housing stock condition carried out by the Director of Housing in 2007. The results will inform the current review of the SHQS Delivery Plan which is expected to be reported to the Council in 2009. Details of the Housing stock are not included in the mainstream Corporate Asset Management Plan.
- 4.4 The outcomes of these three single service Asset Management Plans are reflected in and influence the Corporate Asset Management Plan.
- 4.5 It should be noted that The Scottish Government requires all publicly held economic development assets be reflected in the local authority's asset management plan. Scottish Enterprise owns assets within the City held for economic development purposes. Discussions have been held with Scottish Enterprise about its intentions regarding these assets. Scottish Enterprise has intimated that it intends to dispose of the Prospect Business Centre and two sites within the Technology Park, land at Riverside Drive and a site at West Pitkerro Industrial Estate. It currently intends to retain sites at Balgarthno, the Medi Park and the Digital Media Park for future consideration of strategic opportunities.
- 4.6 **Asset Values**
- | | | |
|-------|--|--------------|
| 4.6.1 | The current asset value of operational and surplus properties held by the Council. | £366,028,406 |
| 4.6.2 | The current asset value of investment properties held by the Council. | £88,271,043 |
- 4.7 **Investment Properties**
- 4.7.1 The Council's investment portfolio of properties has continued to perform well as a financial asset for the Council as well as providing suitable business premises for commercial organisations to operate within the City. This is reflected in the fact that revenue income from this portfolio increased from £4,503,732 in 2006-07 to £4,851,430 in 2007-08 (+ 7.72%).
- 4.7.2 The current revenue income represents a gross rate of return of 5.5% on the current asset value of investment properties.
- 4.8 **Acquisitions and Disposals**
- 4.8.1 Council owned properties which are no longer required for operational purposes, when deemed surplus to requirements, will be programmed for disposal.
- 4.8.2 Other properties are being acquired in order to assist in the implementation of the Master Plans for Lochee, Hilltown, Stobswell, Mill O'Mains, Whitfield, North Lindsay Street and the Waterfront. An example of this would be the purchase of the Weavers' Village Shopping Centre for future development, as an integral part of the Lochee Regeneration Master Plan.
- 4.8.3 Other property acquisitions may be made if exceptional opportunities arise.

4.9 **Review of Acquisitions and Disposals**

4.9.1 During the Financial Year 2007/08 the programme of disposals of General Services land and property by the Council produced capital receipts of £4,679,155. During the same year the Council made strategic property acquisitions totalling £1,781,000.

4.9.2 The Economic Development Department continues to deal with the sale of council houses on behalf of the Housing Department. Sales achieved in the financial year 2007/2008 totalled £6,231,788.

4.10 **Current Disposal Programme**

4.10.1 The Asset Management Plan has identified surplus land and properties for disposal and a programme has been prepared to carry that out. However, the implementation of this programme is under review due to the current uncertainties of the property market and the "Credit Crunch". The majority of identified land holdings have planning briefs for residential development but current market conditions have seen land values for residential development fall in recent months. As a result, much of the disposal programme may be postponed until market conditions improve.

4.11 **Council Operational Properties**

4.11.1 The 2007 Asset Management Plan indicated that the initial focus of work should be on seeking to maximise the performance of the Council's operational properties and to continue the programme of improving / replacing office accommodation which has reached the end of its useful life. Accordingly, it has been this area which has been focused on over the past year.

4.11.2 There are a number of Council initiatives which cross reference with Asset Management. These initiatives include the School Modernisation Group, the Best Value Energy Management Group and the Carbon Management Programme. The Improvement and Efficiency Board, comprising the Chief Executive and Senior Officers, is addressing various aspects of Council operations. The Board's work also cross references to Asset Management and liaison between the two is achieved by representation of the Director of Economic Development on the Board.

4.11.3 In addition, in July 2008, Audit Scotland conducted a detailed survey of property holdings and working practices for all local authorities in Scotland. A comprehensive response was submitted on behalf of this Council in September 2008. It is anticipated that Audit Scotland will use the results of this survey to set out a number of parameters for Council operational property performance measurement in the future.

4.11.4 All Council Operational Properties are now assessed, routinely monitored and documented under the following criteria:-

Suitability and Sufficiency: Whether the property is the right size, layout and location for the function that it has to perform.

Condition: The physical condition of the property.

Accessibility: To ensure that the property complies with current accessibility standards.

Health and Safety: To ensure that the property complies with current requirements.

Sustainability and Energy: To measure the property against best practice benchmarks and seek to minimise the cost and environmental impact of energy use.

- 4.11.5 A set of criteria for the measurement of the Council's performance, in respect of property, was set out in the 2007 Asset Management Plan. The outcome of the measurement of these criteria for operational properties for the year to 31st March 2008 was as follows:-
- 4.11.6 The proportion of the total floor area assessed as being in excellent or satisfactory condition is 72.9%.
- 4.11.7 The proportion of the total floor area that is suitable and sufficient for its current use is 84.4%.
- 4.11.8 The proportion of publicly accessible buildings satisfying accessibility standards is 83.1%.
- 4.11.9 Assessment of the energy performance of the Council's properties is intrinsic to the fundamental aims of the Asset Management Plan. Energy performance is a major factor in assessing the suitability and sufficiency and the service provision cost of a particular property. This assessment has contributed to the Council reducing its energy usage by approximately 11.5%, with a similar corresponding reduction in carbon dioxide (CO₂) emissions, compared to the benchmark year (ie 2002).
- 4.11.10 Work identified by these assessments that has been completed include:-
- a. St John's High School - Replace existing electric storage heaters in Iona Block with a gas fired system - £120,000.
 - b. Janet Brougham, Replacement Home - Condensing Boiler; gas fired heating and hot water; energy efficient lighting and heating controls - £58,600.
 - c. McManus Galleries – Thermo static radiator valves; heating and ventilation controls; energy efficient lighting and roof insulation £ 238,000.
- 4.11.10.1 Surveys have been carried out to examine the energy usage within the 41 highest energy-consuming properties. The survey investigated a minimum of 41 energy saving initiatives for each property (including renewable energy micro-generation), complete with a cost analysis, estimated payback periods, and estimated energy consumption and greenhouse gas emissions savings. 72 energy saving initiatives were identified in the 20 highest energy consuming non-education properties. When implemented, these initiatives will reduce energy consumption by 400,000 kWh and carbon dioxide by 302 tonnes a year.
- 4.11.10.2 Data collection is currently ongoing for the provision of an energy performance certificate for each Council property that has a total useful floor area over 1000m². The certificate shall indicate an average benchmark for the building type; its annual carbon dioxide emissions and energy usage based on a standardised use of the building, calculated in accordance with a methodology that is asset-based and using UK climate data and recommendations for energy efficiency measures.
- 4.11.10.3 Diagnostic and operational benchmarks are being evolved to analyse the building's energy performance to identify improvements and to provide asset management information.
- 4.11.11 The proportion of buildings complying with statutory Health and Safety requirements is 100%. All Council operational properties are now covered by ongoing contracts requiring compliance with all relevant Health and Safety criteria to be achieved by a programme of maintenance, inspection and certification as necessary.
- 4.11.12 In terms of space occupancy factors within operational buildings, clarification is being sought from Audit Scotland regarding measurement criteria. However, the Improvement and Efficiency Board has commissioned a review of work station usage.
- 4.11.13 In terms of the proportion of time utilisation within operational properties data collection is ongoing in respect of calculating the effective operational use of different categories of operational properties. National benchmark criteria is awaited in respect of this calculation.

4.12 **Progress During the Last Year**

4.12.1 During the last year considerable progress has been made in respect of improvements and/or replacement of operational property. Shared occupancy of the Council's operational properties with outside agencies such as the NHS, Tayside Police and the Valuation Office Agency has also been achieved.

4.12.2 Specific initiatives in relation to the Council's operational property portfolio since the last Asset Management Report have included: -

- Further progress towards a start to the construction of Dundee House, the design criteria of which are focused on the most efficient and intensive possible utilisation of office space and the delivery of a one-stop service to the public. The objective of achieving a space standard of 10 sq m (net) per office work station has been set. The subjects will accommodate approximately 812 Council staff. The opening of Dundee House will produce economies in the total office space required by the Council by incorporating 'hot desk' working practices. The construction of Dundee House will directly reduce the Council's greenhouse gas emissions by reducing energy consumption for the same service provision and will contribute towards meeting the Council's operational property environmental targets.
- Option appraisals are being undertaken to improve the office accommodation of approximately 600 staff that are currently occupying office accommodation that has reached the end of its useful life.
- The completion and commissioning of the first tranche of new PPP financed schools with more to follow before the end of financial year 2008/09. This, in turn, has resulted/ will result in the closure of a number of aging schools and the release of the sites and buildings for alternative use or sale. Details of these sites are shown in Appendix 2.
- The opening of a record storage facility at Claverhouse West Industrial Park. This facility is being utilised by various Council departments and also by outside agencies including NHS Tayside, NHS Fife, Tayside Police and Dundee University.
- The provision of a joint equipment store at Unit T Claverhouse West Industrial Park for the Social Work department and NHS Tayside to distribute occupational therapy equipment to people living in their own homes. Cleaning, sterilising and re-distribution of this equipment is also carried out within this facility.
- The provision of office accommodation for Visit Scotland's Convention Bureau staff and a representative of the Valuation Office Agency within the Economic Development department.
- The provision of joint office accommodation within the Discover Opportunities Centre, 2 Crichton Street, for representatives of Job Centre Plus, NHS Tayside, Careers Scotland and the Council's Joint Action Team.
- The purchase of an industrial facility with office accommodation for the Waste Management department at West Pitkerro Industrial Estate.
- The provision of new build premises for Tayside Scientific Services at the Technopole.
- The current refurbishment of the McManus Galleries.
- The procurement by the Social Work department of a replacement 24 bed residential home for older people, namely Janet Brougham House.
- The leasing of Dundee Airport to Highlands and Islands Airports Limited resulting in savings in operational property costs.

- The commissioning of two new Housing Offices for East and West Dundee with corresponding efficiencies in the property holdings of that service.
- The provision of new kennels at Brown Street to replace the old kennels on the same site.

4.12.3 Further initiatives now being pursued include removing all Council operational functions from long term leased properties as soon as circumstances permit in favour of relocation into existing Council owned properties.

4.13 **Focus for the year ahead**

4.13.1 Priorities for the forthcoming year will include:

- A continuing review of operational properties with particular regard to lower scoring properties in terms of condition, suitability and sufficiency and energy consumption and space standards, with a view to improving overall efficiency.
- A review of the property disposal programme in the context of uncertain market conditions.
- A focus of investment activity in respect of the Waterfront Development, the expansion of the Overgate Centre and the five Master Plan areas, ie Stobswell, Whitfield, Hilltown, Mill o'Mains and Lochee.
- Recommend solutions for office accommodation for approximately 600 staff located in office accommodation that has reached the end of its useful life.

4.13.2 The information contained in this Asset Management Plan Review will inform the Council's budget setting process. Thereafter, the requisite action plans will be formulated and implemented.

4.14 **Appendices**

4.14.1 **Appendix 1** An extract from the Asset Management Plan is appended to this report listing Council operational buildings and their grading for condition, suitability and sufficiency.

Appendix 2 Details PPP estates management showing sites that have/ will become surplus.

Appendix 3 Details Asset Management Plan governance.

5.0 **POLICY IMPLICATIONS**

5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

5.2 By appraising the performance of Council property against a wide range of key indicators which include energy and environmental issues, safety, and accessibility, the Asset Management Plan makes a positive contribution to the achievement of most of the main policy issues, and does not have a negative implication in any policy category.

6.0 **CONSULTATIONS**

6.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Head of Finance.

7.0 BACKGROUND PAPERS

7.1 None.

**DOUGLAS A A GRIMMOND
DIRECTOR OF ECONOMIC DEVELOPMENT**

DATE: 26TH NOVEMBER 2008

Asset Management Plan Extract: Condition, Suitability and Sufficiency of Operational Building as at 31st March 2008

AssetGroupName	DCC ID	AssetName	Gross Internal Area Sq.m.	Condition Survey	Suitability & Sufficiency
Dundee Contract Services	001537	353 Clepington Road	7742	2	4
Dundee Contract Services	000389	Bothy & 2 Garages Stirling Street	100	2	3
Dundee Contract Services	000281	Bothy and Store Southampton Road	34	2	3
Dundee Contract Services	000279	Bothy and Yard Balunie Drive	18	3	3
Dundee Contract Services	000393	Bothy Leith Walk	18	4	2
Dundee Contract Services	000686	Depot Haldane Street	250	3	4
Dundee Contract Services	000402	Nursery Complex Camperdown Park	752	3	3
Dundee Contract Services	000403	Plant Nursery Camperdown Park	281	3	3
Dundee Contract Services	000407	Store & Garage Taypark Garage Perth Road	188	1	2
Dundee Contract Services	000399	Store/Offices & Various Bldgs Camperdown Park	172	2	2
Dundee Contract Services	000297	Workshop Complex Caird Park	1108	3	3
Economic Development	001478	Level 6 City House	251	3	3
Economic Development	001520	Level 7 City House (Part)	125	3	3
Economic Development	001523	Level 7 City House (Part)	125	3	3
Economic Development	001514	Level 8 City House (Part)	125	3	3
Economic Development	001522	Level 8 City House (Part)	125	3	3
Economic Development	000361	Caird Hall/Marryat Hall and sub areas	8118	2	2
Economic Development	001853	City Square Office Complex	6634	3	3
Economic Development	001420	Podium Block Tayside House 28 Crichton Street	2574	2	2
Economic Development	001362	Tayside House 28 Crichton Street	16651	2	2
Economic Development	001142	Underground Garage Crichton Street	2800	3	4
Education	000839	Ancrum Road Primary School 45 Ancrum Road	3053	3	3
Education	001186	Ardler Primary School Turnberry Avenue	2538	3	3
Education	001204	Baldragon Academy Burn Street	11367	3	3
Education	000746	Balerno Education Unit 29 Happyhillock Road	766	3	3
Education	000884	Barnhill Primary School Falkland Crescent	2656	3	3

AssetGroupName	DCC ID	AssetName	Gross Internal Area Sq.m.	Condition Survey	Suitability & Sufficiency
Education	000902	Blackness Primary School Hawkhill	2100	4	2
Education	001210	Braeview Academy Berwick Drive	11745	3	3
Education	000801	Castle Park 15a Dudhope Terrace	619	2	3
Education	000877	Charleston Primary School Dunholm Road	2469	3	3
Education	000843	Claypotts Castle Primary School Balmoral Place	2958	2	3
Education	001207	Clepington Primary School Eliza Street	5038	3	3
Education	001209	Craigie High School Garnet Terrace	12010	3	3
Education	000862	Craigiebarns Nursery School Brington Road	0	2	3
Education	000861	Craigiebarns Primary School Brington Road	2755	2	3
Education	000871	Dens Road Primary School Dens Road	3041	3	3
Education	000889	Downfield Primary School School Road	1695	2	2
Education	000805	Dryburgh Resource Centre Napier Drive	2630	3	3
Education	001187	Eastern Primary School Whinnybrae	3107	3	3
Education	000823	Fintry Nursery School 88 Fintry Road	217	2	3
Education	000881	Fintry Primary School Finavon Terrace	2789	2	3
Education	000887	Forthill Primary School Fintry Place	3972	3	3
Education	000821	Frances Wright Centre Caird Avenue	1210	3	3
Education	000840	Glebelands Primary School Baffin Street	3251	3	3
Education	000879	Gowriehill Primary School Etive Gardens	2876	3	3
Education	001205	Grove Academy Camperdown Street	10550	2	3
Education	001234	Harris Academy 470-472 Perth Road	14559	3	2
Education	000864	Hillside Primary School Denoon Terrace	2876	2	3
Education	000819	Jessie Porter Nursery School Ambleside Avenue	328	4	3
Education	000891	Kingspark Primary School Gillburn Road	6610	2	3
Education	000817	Kirkton Nursery School Balgowan Avenue	752	2	3

AssetGroupName	DCC ID	AssetName	Gross Internal Area Sq.m.	Condition Survey	Suitability & Sufficiency
Education	000826	Law Nursery School Lawside Road	422	3	3
Education	001233	Lawside Academy School Road West	10792	2	3
Education	000875	Lochee Primary School Donald Street	2473	3	3
Education	000827	Longhaugh Nursery School Longhaugh Road	328	3	4
Education	000888	Longhaugh Primary School Fintry Terrace	3268	3	3
Education	001183	Macalpine Primary School St Leonards Road	3567	2	3
Education	001232	Menzieshill High School Yarrow Terrace	11835	3	3
Education	000825	Menzieshill Nursery School Yarrow Terrace	328	3	3
Education	000859	Mill O Mains Primary School Barns of Claverhouse Road	2653	3	3
Education	001208	Morgan Academy Forfar Road	9822	4	3
Education	001357	Music Centre 1 West Bell Street	1948	3	3
Education	000908	Newfield Primary School Maybole Place	2364	3	3
Education	000912	Our Ladys Primary School Nelson Street	2565	3	3
Education	001708	Park Place Nursery School Park Place	646	3	3
Education	001179	Park Place Primary School Park Place	1686	3	3
Education	001236	Rockwell High School Lawton Road	8934	3	3
Education	001182	Rosebank Primary School Rosebank Road	2228	3	3
Education	001180	Rowantree Primary School Pitairlie Road	3334	3	3
Education	000900	Sidlaw View Primary School Helmsdale Place	2760	3	3
Education	000852	St Clements Primary School Balgarthno Place	2570	3	3
Education	000774	St Columbas Primary School Kirkton Road	1900	3	3
Education	001185	St Fergus Primary School Turnberry Avenue	2775	3	3
Education	001235	St John's High School Harefield Road	11912	4	3
Education	000860	St Josephs Primary School Bellfield Street	2435	2	2
Education	000910	St Lukes Primary School Longhaugh Road	2889	3	3
Education	000914	St Margarets Primary School Nithsdale Avenue	1449	2	2

AssetGroupName	DCC ID	AssetName	Gross Internal Area Sq.m.	Condition Survey	Suitability & Sufficiency
Education	000904	St Marys Infant & Nursery School High Street Lochee	1183	3	3
Education	001184	St Marys Primary School St Marys Lane	3474	3	3
Education	000873	St Ninians Primary School Dochart Terrace	2853	2	3
Education	000863	St Peter & Paul Primary School Byron Street	2366	3	2
Education	000858	St Pius Primary School Banchory Road	1682	3	3
Education	001206	St Saviours High School Drumgeith Road	10992	2	3
Education	001181	St Vincents Primary School Pitkerro Road	3760	3	3
Education	000822	Wallacetown Nursery School Crescent Street	354	3	3
Education	000829	Whitfield Early Years Tranent Crescent	328	4	3
Education	001188	Whitfield Primary School Whitfield Drive	2767	3	3
Education	000824	Woodlea Nursery School 45 Harefield Road	886	3	4
Env Health & Trading Standards	000706	Kennels 50 Brown Street (New building)	710	4	3
Housing	000280	Bothy 24 Huntly Road	155	2	2
Housing	000327	Community Complex 10 Alva Square	115	4	3
Housing	000318	Community Complex 11 Lawton Road	207	4	3
Housing	000331	Community Complex 117-119 Langshaw Road	73	3	4
Housing	000329	Community Complex 16 Foula Terrace	237	3	4
Housing	000334	Community Complex 33 Lime Street	103	3	3
Housing	000326	Community Complex 3a Forthill Drive	188	3	2
Housing	000336	Community Complex 40 Tullideph Place	152	3	2
Housing	000325	Community Complex 51 Hill Street	281	3	3
Housing	000330	Community Complex 54a Happyhillock Road	254	4	3
Housing	000333	Community Complex 7 Ulverston Terrace	155	3	2
Housing	000455	Community Complex 81a Craigowan Road	297	2	4
Housing	000349	Community Facility 14b Clement Park Place	130	4	4
Housing	000351	Community Facility 25b St Columba Gardens	220	3	2

AssetGroupName	DCC ID	AssetName	Gross Internal Area Sq.m.	Condition Survey	Suitability & Sufficiency
Housing	000353	Community Facility 5 Glenesk Avenue	134	3	4
Housing	000350	Community Facility 52 Tummel Place	161	3	4
Housing	000345	Community Facility Burnside Court	137	4	2
Housing	000617	Community Lounge 2f Hillside Court	40	4	3
Housing	000324	Converted Flat 218 Clepington Road (Sheltered Lounge)	56	4	2
Housing	000315	Converted Flat 45 Longhaugh Terrace	65	4	3
Housing	001829	East District Housing Office 169 Pitkerro Road (New building)	1670	4	4
Housing	000317	Ground Floor Flat 70 Dunholm Road (Sheltered Lounge)	63	4	3
Housing	000620	Lily Walker Centre 105 Ann Street (Homeless Persons Unit)	898	3	3
Housing	000321	Office & Sheltered Lounge 24a King Street	20	4	3
Housing	000754	Office/Communal Area 6 Craigie Street	110	3	4
Housing	000342	Self Contained Unit (Flat 13) 6 Craigie Street (Sheltered Lounge)	110	3	4
Housing	000705	Self Contained Unit 7 St Clement Terrace	55	3	4
Housing	001598	Sheltered Housing 125 Kingsway East	100	2	4
Housing	000348	Sheltered Housing 1B Morven Terrace	129	3	3
Housing	000343	Sheltered Housing Office Hillside Court	40	4	3
Housing	000316	Sheltered Lounge 103 Balgavies Avenue	65	4	3
Housing	000339	Sheltered Lounge 2a Russell Place	115	3	3
Housing	001639	Sheltered Lounge 2B Hillside Court	40	2	1
Housing	000322	Sheltered Lounge 60 Watson Street	34	3	3
Housing	000332	Sheltered Lounge 78 Garry Place	155	3	3
Housing	000344	Sheltered Lounge Adamson Court Kirk Street	167	4	4
Housing	000703	Sheltered Lounge Unit 3 Powrie Place	89	4	4
Housing	000453	Warden Complex 37 Blackness Avenue	191	4	4
Housing	000535	Warden Office Travelling Site Balmuir Wood	19	3	2
Housing	000341	Wardens Complex 211a Balunie Drive	270	4	4

AssetGroupName	DCC ID	AssetName	Gross Internal Area Sq.m.	Condition Survey	Suitability & Sufficiency
Housing	000340	Wardens Complex 30 Brington Place	201	3	3
Housing	000338	Wardens Complex Flat 4 Strathmore Street	58	4	3
Housing	001831	West District Housing Office 3 Sinclair Street (New building)	1670	4	4
Leisure & Communities	000798	Ancrum Outdoor Education Centre 10 Ancrum Road	923	3	4
Leisure & Communities	000813	Ardler Community Centre Turnberry Avenue	3774	3	3
Leisure & Communities	000375	Ardler Library Turnberry Avenue	344	3	4
Leisure & Communities	000293	Arthurstone Library	830	3	4
Leisure & Communities	000409	Balgay Cemetery Bothy Complex	97	2	3
Leisure & Communities	000555	Balgay Cemetery Waiting Room/Toilets	97	3	4
Leisure & Communities	000557	Balgay/Victoria Park Bowling Green Pavilion	41	3	3
Leisure & Communities	000556	Balgay/Victoria Park Former Tennis Pavilion	60	3	3
Leisure & Communities	000558	Balgay/Victoria Park Tool Store	20	3	3
Leisure & Communities	000302	Barnhill Bothy/Cemetery/Garages etc	259	3	2
Leisure & Communities	000497	Baxter Park (Pitkerro Road) Toilets	40	2	2
Leisure & Communities	000496	Baxter Park Bowling Pavilion	43	2	2
Leisure & Communities	000290	Baxter Park Old Mens Clubrooms	41	3	3
Leisure & Communities	000811	Baxter Park Private Bowling Club	41	2	3
Leisure & Communities	001808	Baxter Park Urban Centre	160	4	4
Leisure & Communities	000406	Belmont Sawmill & Ancillary Offices	381	1	2
Leisure & Communities	000405	Belmont Stable Block	171	2	2
Leisure & Communities	000404	Birkhill Cemetery Waiting Room	67	4	3
Leisure & Communities	000373	Blackness Library 225 Perth Road	780	3	4
Leisure & Communities	000370	Brooksbank Centre	438	3	3
Leisure & Communities	000412	Broughty Castle	1200	3	4
Leisure & Communities	000704	Broughty Ferry Library	532	3	4
Leisure & Communities	000311	Broughty Ferry Tennis/Putting Pavilion East of Rugby Tce.	70	2	1

AssetGroupName	DCC ID	AssetName	Gross Internal Area Sq.m.	Condition Survey	Suitability & Sufficiency
Leisure & Communities	001074	Broughty Ferry Esplanade Shelter South of Rock Garden	53	3	3
Leisure & Communities	000308	Burgh Halls Brook Street Broughty Ferry	170	3	2
Leisure & Communities	000305	Burial Ground Store Fisher Street Broughty Ferry	14	3	1
Leisure & Communities	000492	Caird Park 18 Hole Starters Box	5	3	3
Leisure & Communities	000493	Caird Park 9 Hole Starters Box	5	1	2
Leisure & Communities	000564	Caird Park Locker Rooms/Toilets	100	2	2
Leisure & Communities	000494	Caird Park Stadium Pavilion	490	3	4
Leisure & Communities	000400	Camperdown Dairy Cottage & Toilet	57	2	3
Leisure & Communities	000692	Camperdown Park Golf Starters Box	12	3	3
Leisure & Communities	000522	Camperdown Park Kiddies Bike Hut	6	3	3
Leisure & Communities	000519	Camperdown Park Mansion House	4187	2	4
Leisure & Communities	000516	Camperdown Park Mansion House Outside Toilets	40	3	4
Leisure & Communities	000523	Camperdown Park Pitch & Put Hut	15	3	3
Leisure & Communities	000515	Camperdown Park Play Complex Boat House	120	3	3
Leisure & Communities	000571	Camperdown Park Play Complex Trampoline Store	3	3	3
Leisure & Communities	000521	Camperdown Park Toilets Main Drive	40	3	3
Leisure & Communities	000401	Camperdown Sterilising Shed	203	2	3
Leisure & Communities	000309	Castle Green Leisure Centre	51	3	3
Leisure & Communities	000301	Castle Green Seasonal Kiosk	50	3	2
Leisure & Communities	000312	Central Library The Wellgate (incl Wighton Centre)	3810	3	4
Leisure & Communities	000799	Charleston Community Centre	672	4	4
Leisure & Communities	001827	Clatto Barns Brackens Farm Clatto Gardens	680	3	1
Leisure & Communities	000836	Clatto Park Visitor and Ranger Centre and Toilets	160	Under refurbishment at 31.03.08	
Leisure & Communities	000835	Clatto Park Tool Shed	36	2	3
Leisure & Communities	000374	Coldside Library 150 Strathmartine Road	900	3	4

AssetGroupName	DCC ID	AssetName	Gross Internal Area Sq.m.	Condition Survey	Suitability & Sufficiency
Leisure & Communities	000283	Dawson Park Bowling Green Complex	153	3	3
Leisure & Communities	000505	Dawson Park East Pavilion	283	3	4
Leisure & Communities	000504	Dawson Park Gardeners' Bothy	82	3	4
Leisure & Communities	000506	Dawson Park West Pavilion	356	3	3
Leisure & Communities	000783	Douglas Community Centre Balmoral Avenue	2018	3	3
Leisure & Communities	000414	Douglas Library Balmoral Place	0	3	3
Leisure & Communities	000286	Douglas Sports Centre Baldovie Terrace	2700	3	3
Leisure & Communities	000369	Downfield Park Offices 2 Charlotte Street	416	3	3
Leisure & Communities	000288	Drumgeith Park Pavilion	565	3	3
Leisure & Communities	000488	Dudhope Park Bothy	8	2	4
Leisure & Communities	000365	Dudhope Park Former Bowling Pavillion	100	2	4
Leisure & Communities	001791	Dundee Ice Arena Camperdown Leisure Complex	4270	3	4
Leisure & Communities	001660	Dundee International Sports Centre, Mains Loan	3300	3	3
Leisure & Communities	000381	Eastern Cemetery Bothy Complex	83	3	2
Leisure & Communities	000383	Eastern Cemetery Large Garage Arbroath Road	14	2	3
Leisure & Communities	000380	Eastern Cemetery Office Toilet Block Arbroath Rd	85	2	2
Leisure & Communities	000382	Eastern Cemetery Small Double Garage Arbroath Road	29	3	4
Leisure & Communities	000282	Ellislea Road Garage Complex	100	3	4
Leisure & Communities	000367	Fairmuir Park Bowling Pavilion	90	3	4
Leisure & Communities	000500	Fairmuir Park Football Pavilion	45	3	4
Leisure & Communities	000287	Finlathen Park Pavilion, Fountainbleau Drive	350	3	4
Leisure & Communities	000802	Finmill Centre Findcastle Street	750	3	4
Leisure & Communities	000294	Fintry Library 4 Findcastle Street	396	2	3
Leisure & Communities	000109	Highwayman 115 Hilltown	260	3	4
Leisure & Communities	000579	House Orchar Park 78 Monifieth Road	154	3	4
Leisure & Communities	000444	Howff Cemetery Bothy/Sheds	14	3	4

AssetGroupName	DCC ID	AssetName	Gross Internal Area Sq.m.	Condition Survey	Suitability & Sufficiency
Leisure & Communities	000808	Hub Library & Learning Centre Pitkerro Road	484	3	3
Leisure & Communities	000800	Kirkton Community Centre Derwent Avenue	2486	2	3
Leisure & Communities	000371	Kirkton Library Derwent Avenue	270	2	4
Leisure & Communities	000363	Lochee Leisure Centre St Marys Lane	1497	2	3
Leisure & Communities	000376	Lochee Library 47-49 High Street	501	2	4
Leisure & Communities	000368	Lochee Park Bowling Pavilion	56	3	3
Leisure & Communities	000525	Lochee Park Football Pavilion	615	4	4
Leisure & Communities	000490	Lochee Park Public Toilets	111	3	3
Leisure & Communities	000364	Lynch Centre South Road	2652	2	3
Leisure & Communities	000583	Lynch Bowling Green Pumphouse	30	2	2
Leisure & Communities	000491	Magdalen Green Bandstand	80	3	3
Leisure & Communities	000314	McManus Collections Unit Barrack Street	1912	3	4
Leisure & Communities	000313	McManus Galleries Albert Square	5022	Under Reconstruction	Under Reconstruction
Leisure & Communities	000362	McTaggart Centre Garage Complex	2690	2	3
Leisure & Communities	000807	Menziesshill Community Centre Orleans Place	2903	2	4
Leisure & Communities	000372	Menziesshill Library Orleans Place	237	3	4
Leisure & Communities	000292	Mill O' Mains Pavilion	40	4	4
Leisure & Communities	000377	Mills Observatory Balgay Park	230	3	4
Leisure & Communities	000719	Mitchell Street Centre Mitchell Street	2130	3	2
Leisure & Communities	000307	Olympia Leisure Centre Earl Grey Place	8543	3	4
Leisure & Communities	000507	Orchar Park Ladies Toilets	12	1	2
Leisure & Communities	000310	Orchar Park Pavillion	120	1	1
Leisure & Communities	001765	Riverside Park Sports Pavilion/Changing Rooms	335	3	2
Leisure & Communities	001768	Rock Garden Greenhouses	206	3	3
Leisure & Communities	000562	Rock Garden Toilets - East Side	40	3	3

AssetGroupName	DCC ID	AssetName	Gross Internal Area Sq.m.	Condition Survey	Suitability & Sufficiency
Leisure & Communities	000378	St Mary's Tower Nethergate	2500	3	3
Leisure & Communities	000709	Steps Film Theatre Wellgate	325	3	4
Leisure & Communities	000498	Stobswell Park Office	60	2	3
Leisure & Communities	000698	Templeton Woods Pavilion/Toilets	100	3	1
Leisure & Communities	000291	Whitfield Bowling Pavilion	25	3	3
Leisure & Communities	000757	Whitfield Community Centre 106 Whitfield Drive	1031	3	4
Leisure & Communities	000295	Whitfield Library & Learning Centre	385	3	4
Leisure & Communities	000511	Wildlife Centre	400	3	3
Leisure & Communities	000513	Wildlife Centre Feedrooms/Stores	300	3	3
Leisure & Communities	000514	Wildlife Centre Fodder Store	80	3	3
Leisure & Communities	000696	Wildlife Centre Offices/Bothy	180	3	3
Leisure & Communities	000512	Wildlife Centre Study Centre	150	3	3
Leisure & Communities	001424	Windmill Toilets, Mill Street, Broughty Ferry	50	3	3
Planning & Transportation	000856	Multi Storey Car Park Bell Street	24140	3	3
Planning & Transportation	001554	Multi Storey Car Park Gellatly Street	13035	4	4
Planning & Transportation	001830	Multi Storey Car Park Greenmarket (New building)	17745	4	4
Social Work	000760	Balmerino Road Office Balmerino Road	2701	2	2
Social Work	000743	Child and Family Centre 36A Bruce Street	413	2	3
Social Work	001578	CommAlarm/O H Service 353 Clepington Rd.	0	2	4
Social Work	000752	Craigie House RHE 25 Southampton Road	1725	3	3
Social Work	000772	Douglas Child & Family Centre Balmerino Road	2131	3	3
Social Work	000758	Douglas Home Care Unit 8 Balunie Drive	190	2	3
Social Work	001381	East Port House 65 King Street	851	3	4
Social Work	000792	Elmgrove Annexe 315 South Road inc below	0	3	2
Social Work	000710	Elmgrove House 315 South Road	1920	1	2

AssetGroupName	DCC ID	AssetName	Gross Internal Area Sq.m.	Condition Survey	Suitability & Sufficiency
Social Work	001539	FlaxMill 67 King Street area approx	150	4	4
Social Work	001841	Janet Brougham RHE 1 Banchory Road	2000	4	4
Social Work	000750	Kemback Street ARC Kemback Street	836	3	4
Social Work	001580	Kirkton Child and Family Centre. Part Baldragon Academy	0	3	3
Social Work	000714	Linlathen Resource Centre 1 Rowantree Crescent	413	4	4
Social Work	000712	Lochee Child and Family Centre 3 Peel Street	680	2	4
Social Work	000722	Mackinnon Centre and Hostel 491 Brook Street B/F	1499	3	4
Social Work	001711	Menzieshill House RHE 201 Earn Crescent	2031	4	4
Social Work	000751	Oakland Day Care Centre 33 Morven Terrace	957	4	4
Social Work	000718	Polepark Family Counselling Centre 3 Fleuchar Street	326	3	4
Social Work	001495	Respite Unit Gillburn Road	413	4	4
Social Work	001712	Social Work Offices Claverhouse Ind Park East	2322	4	4
Social Work	001579	The Elms The Close Support/Secure Unit for Young People	1000	3	2
Social Work	001657	The Junction 296B Strathmore Avenue	498	4	4
Social Work	000736	Turriff Home Care Unit 4 Rannoch Road part of RHE	0	3	4
Social Work	000725	Turriff House RHE 4 Rannoch Road	1509	4	4
Social Work	000730	Wellgate Day Centre Ladywell Avenue	806	3	3
Social Work	000716	Whitfield Child and Family Centre Lothian Crescent	810	3	2
Social Work	000764	Whitfield Sub Office Lothian Crescent	246	3	3
Social Work	000727	Young Persons Unit 20 Strathcarron Place	448	2	4
Social Work	000747	Young Persons Unit Fairbairn Street	253	3	4
Support Services	000484	District Court West Bell Street	4102	3	3
Support Services	000838	Registrars Office 89 Commercial Street	537	3	4
Support Services	001839	Scientific Services Laboratory & Offices James Lindsay Place	1096	4	4
Waste Management	000689	Marchbanks Depot Harefield Road	3036	2	1
Waste Management	001565	Drivers Amenity Block 34 Harefield Road inc Depot Total	0	2	1

AssetGroupName	DCC ID	AssetName	Gross Internal Area Sq.m.	Condition Survey	Suitability & Sufficiency
Waste Management	001561	Admin Building 34 Harefield Road inc Depot Total	0	3	1
Waste Management	001564	Annexe Building 34 Harefield Road inc Depot Total	0	3	1
Waste Management	000385	Bothy & Fuel Store 34 Harefield Road inc Depot Total	0	3	1
Waste Management	001562	Reclamation Centre Building 34 Harefield Road	1831	3	1
Waste Management	001560	Recycling Centre Building 34 Harefield Road	30	3	1
Waste Management	001567	Service Wash Area 34 Harefield Road inc Depot Total	507	3	1
Waste Management	001563	Workshop 34 Harefield Road	1998	2	1
Waste Management	001566	Washbay 34 Harefield Road	145	2	1
Waste Management	001558	Baldovie Plant Forties Road	2070	2	2
Waste Management	001559	Broughty Ferry Depot Forties Road	315	2	2
Waste Management	001405	Depot (Cleansing) 48/52 Gellatly Street	176	4	4
Waste Management	001568	Depot 19 Maitland Street	88	3	3
Waste Management	000665	Public Convenience Aimer Square	80	4	2
Waste Management	000670	Public Convenience Queen Street (B/Ferry)	167	4	4
Waste Management	001840	Recycling Centre Building Piper Street Baldovie Industrial Estate	72	3	2

Suitability & Sufficiency Survey Definitions

- 4 - **Good** - Performing well and operating efficiently
- 3 - **Satisfactory** - Performing well but with minor problems
- 2 - **Poor** - Showing major problems and or not operating optimally
- 1 - **Unsuitable** - Does not support the delivery of services

Condition Survey Definitions

- 4 - **Good** – Performing as intended and operating efficiently
- 3 - **Satisfactory** - Performing as intended but showing minor deterioration
- 2 - **Poor** – Showing major defects and / or not operating as intended
- 1 - **Bad** – Life expired serious risk of imminent failure

SCHOOL ESTATE MANAGEMENT PLAN

Impact of PPP Schools on the School Estate

PPP School	Date Occupied to	Schools Vacated	Current Status
Claypotts Castle PS	May 2008	Douglas PS	Demolished and site surplus
		Powrie PS	Demolished and site for new PPP school
Craigowl PS	July 2008	Brackens PS	Demolished and site for new PPP school
		Macalpine PS	Demolished and site for PPP school with balance surplus for disposal
Downfield PS	July 2008	Downfield PS	Site surplus
		Downfield PS annexe	Site surplus
St Andrews RC PS	July 2008	St Margaret's PS	Building and site surplus
			Building demolished and site for new PPP school
St Paul's RC Academy	Proposed November 2008	Lawside Academy	Site surplus
		St Saviour's HS	Site surplus
Grove Academy	Proposed October 2009	Grove Academy south block	Site surplus
Fintry PS	March 2009	Fintry PS	Building to be demolished and incorporated in to PPP site
Rowantree PS	April 2009	Mossgiel PS	Demolished 2008 Site surplus
		Mid Craigie PS	Site surplus

