**Committee Report No:** 37-2020

**Document Title:** Property Asset Management Plan

**Document Type:** Strategy

**New/Existing:** New

**Period Covered:** 27/01/2020 - 26/01/2023

**Document Description:**

The Property Asset Management Plan assists in informing the decision making process for the Council's property assets.

**Intended Outcome:**

To ensure the Council's property assets provide best value including maximising revenue income, support economic development and ensure Council services are provided with appropriate property assets.

**How will the proposal be monitored?:**

The Property Asset Management Plan will be subject to reviews, as required, by the Executive Director of City Development.

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**A. Equality and Diversity Impacts:**

**Age:**  Positive

**Disability:**  Positive

**Gender Reassignment:**  No Impact

**Marriage and Civil Partnership:**  No Impact

**Pregnancy and Maternity:**  Positive

**Race/Ethnicity:**  No Impact

**Religion or Belief:**  No Impact

**Sex:**  No Impact

**Sexual Orientation:**  No Impact

**Equality and diversity Implications:**

The Property Asset Management Plan is a strategic document which helps inform property asset management decisions. Individual projects will be subject to further integrated impact assessments, to be considered by the appropriate Committee. Operational property will be planned and developed to benefit stakeholders. Service provision is often focused on the most vulnerable in our communities and property is provided to support each service need.

Property assets are used to support a range of operational outcomes. The following examples show the Council’s commitment to specific demographics:

Age: Properties are provided for young people; including schools, nurseries and residential homes for young people in care. Properties for older people include Council operated care homes.

Disability: Current proposals include land sales to housing associations providing homes for people with disabilities. Operational property is provided for the Dundee Health & Social Care Partnership providing equipment and training for people who require support in their homes. Our responsibilities in terms of the Equality Act are discharged through good accessible design to BS8300 (British Standards) and asset management which is responsive to our local community. Regular consultation and involvement of Dundee Access Group and Disability & Age Action Group members ensure that local disabled people have a positive impact on property asset management.

Pregnancy & Maternity: The Design & Property Division works closely with the Dundee Health & Social Care Partnership, with provision of property for the “new beginnings team”, which provides support for new mothers.

**Proposed Mitigating Actions:**

N/A

**Is the proposal subject to a full EQIA? :** No

The Property Asset Management Plan is a strategic document which helps inform property asset management decisions. Individual projects will be subject to further integrated impact assessments to be considered by the appropriate Committee. Operational property will planned and developed to benefit stakeholders. Service provision is often focused on the most vulnerable in our communities and property is provided to support each service need.

**B. Fairness and Poverty Impacts:**

**Geography**

**Strathmartine (Ardler, St Mary's and Kirkton):**  Positive

**Lochee (Lochee/Beechwood, Charleston and Menzieshill):**  Positive

**Coldside (Hilltown, Fairmuir and Coldside):**  Positive

**Maryfield (Stobswell and City Centre):**  Positive

**North East (Whitfield, Fintry and Mill O' Mains):**  Positive

**East End (Mid Craigie, Linlathen and Douglas):**  Positive

**The Ferry:**  Positive

**West End:**  Positive

Property support is available for all services supporting people in every part of Dundee.

**Household Group**

**Lone Parent Families:**  No Impact

**Greater Number of children and/or Young Children:**  No Impact

**Pensioners - Single/Couple:**  No Impact

**Single female households with children:**  No Impact

**Unskilled workers or unemployed:**  Positive

**Serious and enduring mental health problems:**  Positive

**Homeless:**  No Impact

**Drug and/or alcohol problems:**  Positive

**Offenders and Ex-offenders:**  No Impact

**Looked after children and care leavers:**  Positive

**Carers:**  No Impact

**Significant Impact**

**Employment:**  Positive

**Education and Skills:**  Positive

**Benefit Advice/Income Maximisation:**  Positive

**Childcare:**  Positive

**Affordability and Accessibility of services:**  Positive

**Fairness and Poverty Implications:**

The Property Asset Management Plan is a strategic document which helps inform property asset management decisions. The Fairness and Poverty implications of individual projects will be subject to further integrated impact assessments to be considered by the appropriate Committee. Property assets are strategically considered with geography and affordable, sustainable transport routes to and from strategic assets. Specific projects for child care, education, communities and young people in care, are continually assessed.

Property is provided for service areas dealing with the Scottish Index of Multiple Deprivation (SIMD). Officers within the Neighbourhood Services Division require property to deliver services for a range of outcomes. Property is provided for looked after children.

**Proposed Mitigating Actions:**

N/A

**C. Environmental Impacts**

**Climate Change**

**Mitigating greenhouse gases:**  Positive

**Adapting to the effects of climate change:**  Positive

**Resource Use**

**Energy efficiency and consumption:**  Positive

**Prevention, reduction, re-use, recovery or recycling waste:**  Positive

**Sustainable Procurement:**  Positive

**Transport**

**Accessible transport provision:**  Positive

**Sustainable modes of transport:**  Positive

**Natural Environment**

**Air, land and water quality:**  Positive

**Biodiversity:**  Positive

**Open and green spaces:**  Positive

**Built Environment**

**Built Heritage:**  Positive

**Housing:**  Positive

**Is the proposal subject to Strategic Environmental Assessment**

No further action is required as it does not qualify as a Plan, Programme or Strategy as defined by the Environment Assessment (Scotland) Act 2005.

**Proposed Mitigating Actions:**

Mitigation measures for any property asset management activity, particularly those activities which involve demolition, new build, or refurbishment, will be considered on a case by case basis.

**Environmental Implications:**

The Property Asset Management Plan is a strategic document which helps inform property asset management decisions. Individual projects will be subject to further integrated impact assessments, including any requirements for site investigation, contamination etc., to be considered by the appropriate Committee. Development activity is carried out meeting current planning and building standards, considering input from environmental stake holders including SEPA.

**D. Corporate Risk Impacts**

**Corporate Risk Implications:**

The risk implications associated with the subject matter of this report are 'business as normal' risks. The subject matter is routine and has happened many times before without significant loss. There is comfort that the risks inherent within the activity are either transferred to another party, shared equally and fairly between the Council and another party or are negligible.

**Corporate Risk Mitigating Actions:**

N/A