

Corporate Asset

Service Overview

The Council's Corporate Property Asset Management approach is to work with its own services and other public sector organisations (e.g. National Health Service Highland [NHS], Police Scotland) to look at ways that the property used by the Council and others to deliver public services can be changed to better support and improve service delivery.

By looking at the properties owned or used by the Council in this way, the Council is able to reduce the number of properties that it owns or occupies to a smaller number required to deliver its services, and, in doing so, reduce the amount of money that is tied up in running and maintaining land and property used to deliver its services.

The Council is also able to release surplus land and property that it no longer requires that can be used to:-

- Support its affordable housing development or other social care initiatives;
- Support community initiatives and aspirations through property asset transfers;
- Support the local economy and regeneration by releasing land and property for redevelopment by private individuals or organisations;
- Generate and/or release income from sales that can then be used to improve service delivery elsewhere.

Council Performance

In 2013/14 the proportion of operational buildings that are suitable for their current use (C-AST1) is 58.1% compared to the Scottish average of 78.2%. There has been a slight decrease in performance compared to 2012/13.

In 2013/14 the proportion of internal floor area of operational buildings in satisfactory condition (C-AST2) is 58% compared to the Scottish average of 80.9%. There has been a slight decrease in performance compared to 2012/13.

In order to improve performance in both areas, the Council will use suitability and condition data to identify operational buildings that are not suitable or in a satisfactory condition for their current use. It will then seek opportunities to either dispose of these buildings, where appropriate, or to recommend targeted investment through its capital and revenue property maintenance programmes to improve those buildings that need to be retained by the Council.

What the Council is doing to improve services

The Council has a small team of property professionals that looks at how the property the Council uses to deliver its services is being used in order to seek opportunities to either improve how it is being used (e.g. making better use of the space occupied), or to seek opportunities to release the land and property for beneficial use by others (e.g. housing development; Community Groups through asset transfers, or other private individuals/organisations) that benefit local communities.

This team works with the Council's own services, Ward Managers, local Members and public sector organisations to seek opportunities for not only improving how well public buildings are used and where

they are located, but also to consider possible suitable alternative uses for surplus public sector land and property.

Last year (2013-14) the Council was able to release surplus land and property for:-

1. Housing Development/other Council uses – 2
2. Community Asset Transfers – 4
3. Disposals to private individuals/organisations – 24

This year (2014-15) the Council is on target to release surplus land and property for:-

1. Housing Development/other Council uses – 20
2. Community Asset Transfers – 6
3. Disposals to private individuals/organisations – 1

How the public can get involved

Members of the public who are interested in viewing and/or enquiring about the Council's surplus and land property for sale can do so via The Highland Council's website (http://www.highland.gov.uk/directory/24/property_for_sale).

Community Groups who are interested bringing forward and developing their own community ideas that may involve the transfer of land or property owned by the Council to support their initiative can contact the Council by, either - contacting their local Ward Manager (http://www.highland.gov.uk/info/772/politicians_elections_and_democracy/394/ward_managers), or local elected Councillor (<http://www.highland.gov.uk/councillors/name>).

Theme	Indicator Code	SPI - Benchmark	FY 12/13	12/13 Rank	FY 13/14	13/14 Rank
Corporate Asset	CAST1	Asset Management - current use - CAST1	59.2%	30	58.1%	31
	CAST2	Asset Management - satisfactory condition - CAST2	60.4%	30	58.0%	29

For more information about our service plan and performance or further information on getting involved in helping to improve our services, please contact us on:

01349 886606

Or contact us by email: www.highland.gov.uk