

REPORT TO: POLICY & RESOURCES COMMITTEE - 10TH DECEMBER 2007

REPORT TO: ASSET MANAGEMENT PLAN FOR DUNDEE CITY COUNCIL

REPORT BY: DIRECTOR OF ECONOMIC DEVELOPMENT

REPORT NO: 603-2007

1. PURPOSE OF REPORT

- 1.1 To present an Asset Management Plan covering all the City Council's Operational Property and set out a strategy for the future.

2. RECOMMENDATIONS

- 2.1 The Committee is recommended to note and approve the content of the Asset Management Plan.

3. FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications at present arising out of the plan. Further reports will be brought forward when expenditure in addition to the approved Capital and Planned Revenue Budgets is deemed necessary.

4. MAIN TEXT

- 4.1 Reference is made to Article VII of the Best Value Sub Committee of the Policy & Resources Committee on 26th June 2006 wherein the Committee noted the proposed Asset Management Planning arrangements within the City Council.
- 4.2 The aim of the Plan is to provide a framework to inform the decision making process in relation to property and provides measureable indicators upon which the performance of the assets may be judged from a corporate, strategic and financial viewpoint. The Plan relates to operational property.
- 4.3 The next phase of the Plan will address the Surplus and Investment areas of the Corporate Estate.

5. 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 There are no major issues.

6. CONSULTATIONS

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

7. BACKGROUND PAPERS

- 7.1 None.

DOUGLAS A A GRIMMOND
DIRECTOR OF ECONOMIC DEVELOPMENT

DATE: 29TH NOVEMBER 2007



DUNDEE CITY COUNCIL

ASSET MANAGEMENT PLAN

BUILDING OUR FUTURE



October 2007

FOREWORD

The City Council's Asset Register reflects property assets valued at £108,808,891 for accounting purposes (excluding Housing).

This estate requires to be managed in a planned way to ensure that these assets are used in an efficient manner commensurate with needs of the Council, the users of Council services, and its staff.

An Asset Management Plan provides a framework to inform the decision making process in relation to property and provides measurable indicators upon which the performance of the assets may be judged from a corporate, strategic and financial viewpoint.

INTRODUCTION AND CONTEXT

THE CITY

Dundee is one of Scotland's major cities but it is also geographically the smallest local authority area in Scotland covering an area of some 26 square miles.

The City has a population of around 142,000. It acts as the regional centre for a much wider area around Tayside and North Fife providing commercial, medical, leisure and cultural services to a catchment of around 400,000 people.

Once dominated by heavy industry, the City's economy has shown remarkable growth in the life science, biomedical, education, retail and tourism sectors.

This economic transformation has reversed the employment decline experienced between 1975 and 1995 to a position of job growth. These changes to the economy have also left a legacy of population decline and social deprivation.

THE COUNCIL

Dundee City Council provides the full range of local government services employing some 8,000 staff.

In 2007/8 the council has a gross revenue budget of £479.3 Million and a gross capital budget of £36.7 Million.

Partnership initiatives involving the Council, public agencies, the private sector, voluntary groups and local communities have been developed to create and safeguard jobs, improve housing, tackle crime, promote social inclusion, improve neighbourhoods, and raise educational attainment. Dundee has received particular recognition for the level of community involvement in regeneration initiatives.

CORPORATE PLANNING

Dundee City Council leads the Community Planning Process for the city. The Community Plan sets out a vision for Dundee and has key strategic themes including building stronger communities, community safety, environment, health and care and lifelong learning and work enterprise. Dundee City Council has recently agreed, its corporate plan – 'The Council Plan 2007-2011' which represents the Council's commitment to achieving the vision for Dundee as agreed within the Community Plan, to modernising and improving its services, and to making best use of public resources.

The Council Plan also provides a framework for each department to develop its own detailed service plan.

The success of Dundee City Council in delivering high quality service to our stakeholders rests with the staff at all levels across the Council. It is crucial therefore that our processes for maintaining and improving the corporate property working environment and in general the corporate property portfolio should support them to ensure their work is of the highest quality.

Considerable progress has been made to develop departmental Quality Improvement Strategies which helps us monitor our current performance levels and set targets to improve the quality of service to our stakeholders. Work will continue to develop and improve this strategy and thereby ensure that the National Priorities set by the Scottish Government are achieved. Rigorous evaluation of our performance will help us all to identify the steps which will lead to continuous improvement in this service delivery.

BEST VALUE

All councils in Scotland are audited to check that they are organised to deliver best value services.

As part of the City Council's improvement plan the need for regular monitoring of performance and scrutiny of remedial measures is recognised.

BUSINESS EXCELLENCE

The Council is committed to using the European Foundation for Quality Management's Business Excellence Model. This involves carrying out a systematic review of leadership, people management, policy and strategy, resources and processes, analysing trends in results including business achievements and customer satisfaction, and comparing performance with best practice elsewhere. Training and consultancy support promotes the effective use of the Model.

Dundee City Council wants to deliver good services at a reasonable cost. The council is therefore committed to:

- having in place a system of corporate governance that delivers continuous performance improvement
- reviewing areas of policy and service delivery where it believes there are clear opportunities to change and do things better
- identifying, evaluating and controlling, through its risk management strategy, those risks which threaten the ability of the council to achieve its objectives as highlighted in departmental service plans

These processes will be open and transparent, and involve consultation with key stakeholders. In particular, the council will seek greater involvement by service users in the process of service planning. The council aims to be a Listening Council.

The Corporate Governance Framework will include

- an annual Performance Report to the Policy and Resources Committee and key stakeholders
- Departmental Service Plans, with annual reports to respective committees and key stakeholders on progress towards meeting targets
- an annual consumer public attitude survey

- an employee survey every 3 years
- 3 year revenue and capital budgets
- one major self assessment per department using the EFQM organisational excellence model during the period of the plan
- a 4 year Risk Management Plan
- an annually updated register of risks which could threaten the achievement of departments' service plan objectives, together with their attendant control measures

The City Council's property management strategy has two basic strands:

- to ensure an adequate supply of business land and buildings to allow the growth of inward investment and indigenous companies
- to ensure the proper and efficient management of the Council's property portfolio as a financial asset

The first target is employment and investment driven. A number of tools are used to deliver this strategy including the acquisition and servicing of employment land in strategic parts of the city; the physical development of business premises, including industrial and office space, and provision for specialist uses such as biomedical research laboratories. The physical development can be carried out by the City Council acting as direct provider and maximising funding opportunities such as the Prudential Capital Framework, or through partnerships with other developers, including Dundee City Developments Ltd, thereby accessing private funding. In addition to catering for the employment driven needs, this expertise in property development brings greater flexibility when reviewing the needs of the City Council's own operational property requirements.

Asset management is central to the Council's ability to support effective service delivery. Accordingly, the second strand covers a number of broad strategic themes aimed at ensuring property is maximised as a resource:

- maintenance and regular review of the Council's Asset Register
- application of a regular review process to identify property needs
- treatment of property as a strategic resource
- Best Value Review of selected services
- early identification and disposal of surplus property
- maintenance of accurate property data and related systems including costs
- support and development of an Asset Management Plan

The Council will continue to:

1. Identify assets that are not required to meet service needs or are unnecessarily costly to run.
2. Enhance service to the public through provision of buildings of good physical quality and making services easy to access.

3. Maximise opportunities to share property with other public agencies, which would increase customer convenience.
4. Seek to be innovative in ways of providing services, potentially reducing overall property requirement.
5. Set measurable targets for non-operational property.

STRATEGIC OBJECTIVES

The vision for Dundee is that, through the work of all the public, private, voluntary and community organisations involved in the Dundee Partnership our city will:

- be a vibrant and attractive city with an excellent quality of life where people choose to live, learn, work and visit.
- offer real choice of opportunity in a city that has tackled the root cause of social and economic exclusion, creating a community which is healthy, safe, confident, educated and empowered.
- have a strong and sustainable city economy that will provide jobs for the people of Dundee, retain more of the universities' graduates and make the City a magnet for new talent.

The Corporate Asset Management Plan will help satisfy these corporate objectives with the following initiatives delivered through the Estate

- improving service delivery from our buildings by providing adequate, suitable and sustainable working environments.
- delivering a planned programme of new buildings and improvement to facilities.
- adequately maintaining the buildings through planned management procedures and financial planning to ensure they are utilised to their maximum potential.
- developing property as a strategic asset with corporate management.

ASSET MANAGEMENT

The Council Plan 2007-2011 highlights that the management of the Council's property assets will form a vital way in which the Council will achieve efficiencies and address sustainable development. A key objective is to maximise the efficient and effective utilisation of properties.

The Asset Management process demonstrates that a sound, long-term estate management strategy is in place, thereby ensuring that its limited resources are directed towards priority activities. The strategy also enables opportunities to provide better value for money to be identified through, for example, space surveys, identification of surplus property for disposal, adaptation of property for different uses.

The compilation of asset data and its subsequent management functions, will be reported through the Committee processes, to ensure the strategies identified in the Council Plan are best achieved.

The strategic direction of the Asset Management Plan will be determined by the Policy & Resources Committee of the Council and will thereafter cascade to the relevant Committees with each Service Director having clear responsibility for operational functions. The overall Asset Management Plan will consider rationalisation of provision, matching supply and demand, optimising the physical condition of the corporate estate and generally improving the overall environment. The Asset Management Plan details information for each operational property's condition and maintenance need, suitability and sufficiency of purpose etc reflecting the Council's overall Estate strategy. This will form a dynamic constituent part of the overall Corporate Asset Management Plan.

The focus of this Plan currently relates to Operational properties.

A Highways Asset Management Plan is currently being prepared by the Director of Planning & Transportation as part of the development of a national highways AMP framework for Scotland. An Education Asset Management Plan was completed in 2004. The ultimate aim of this process is to integrate these Plans into a single strategic framework.

The Asset Management Plan will be reviewed annually, comparing performance against set standards and strategies within the overall Council Plan.

STRATEGIC ISSUES

STRATEGIC ASSET OBJECTIVES AND INFLUENCERS

Each Council Department's Service Plan is a strategic document which outlines the department's related strategy and action plan for tackling the various issues identified in the City Council Plan.

The strategic asset objectives and influencers that impact on the service and any improvement strategies are:

Financial Resources - available Capital and Revenue Budget.

Staff Resources - changes in staff numbers reflecting changes in service provision and working practices (eg One Stop Shop approach etc).

Sufficiency - All operational properties are being assessed in terms of operational capacity.

Suitability - All operational properties have been assessed in terms of suitability of function.

Condition - The general condition of all council buildings is continually being assessed by detailed condition surveys and reprioritisation of needs and is contained in the Corporate Maintenance Database.

Accessibility - All operational properties have been assessed to ascertain compliance with current requirements.

Health & Safety - The Council's General Statement of Health and Safety Policy states that, for the purpose of the corporate estate, the head of each Council department is responsible for property maintenance and ensuring health, safety and welfare performance within their property.

Sustainability / Energy - All operational properties are continually assessed against Best Practice benchmarks.

Demographic Impact - effect of population trends on long term projections.

Regeneration Impact - effect of specific initiatives to regenerate geographical areas within the City.

The asset objectives will be measured by:

- performance review measured against local indicators and optimising utilisation of property
- adequacy of resources, minimising cost in use and utilising of revenue and capital
- maximising return of investment and ongoing consultation with stakeholders

These strategic asset objectives assist in satisfying the Community Plan and the Council Plan vision for Dundee which will assist in offering real choice and opportunity in a city that has tackled the root causes of social and economic exclusion, creating a community which is healthy, safe, confident, educated and empowered.

PERFORMANCE MEASUREMENT

The following indicators are used to measure performance.

Statutory Indicators

1. Proportion of floor area in a satisfactory condition
2. Proportion of floor area that is suitable for current use

Corporate Plan Indicator

Proportion of time utilisation within operational properties.

Service Plan Indicators

Sufficiency - Total area of operational buildings - % occupancy factor.

Suitability - Proportion of floor area that is suitable for current use.

Condition - Proportion of floor area that that is in a satisfactory condition.

Accessibility - Proportion of Buildings satisfying accessibility standards.

Health & Safety - Proportion of Buildings with suitable compliance certificates satisfying statutory requirements.

Sustainability/Energy - Proportion of Buildings with satisfactory green gas emission/energy usage expressed as kWh/m².

Demographic Impact - Continually reviewed.

In addition to this a wide variety of Standing Groups are established within the Council to keep performance measures in a wide number of areas under review and include:

- Property Management and Strategy
- Best Value Reviews
- Risk Management Group
- DDA Working Group
- Efficient Government Board
- Health & Safety Groups
- Energy Management Group

- Sustainability Policy and Implementation Group
- Climate Change Group
- Strategic Environmental Impact Group

Stakeholder consultation input also serves as a valuable measure of performance by regularly canvassing through for example:-

- City-wide Community Council meetings
- City-wide School Board meetings
- Elected Member briefings
- Corporate Bi-Annual Consumer Survey

IMPLEMENTATION STRATEGY

CURRENT POSITION

Financial Resource

The Capital Plan 2007-2010, (approved by Committee in February 2007) takes cognisance of the Prudential Code which came into force from 1 April 2004

The total capital expenditure included within the current Plan ranges from £36.7m in 2007/08, to £29.5m in 2009/10 (excluding Housing HRA).

This expenditure is being funded from a variety of sources, including borrowing, capital grants from the Scottish Government, revenue (CFCR), and capital receipts, such as ERDF and Lottery grants and sale of assets.

Staff Resources

Dundee City Council employ approximately 8,000 staff (7,000 full time equivalents). The changes in working practices within the Council eg One Stop Shop, hot-desking, the advancement of e-government etc will impact on the corporate estate.

Suitability

The majority of properties are generally performing as intended for their specific service delivery.

Sufficiency

The majority of properties are generally deemed sufficient for their purpose.

Condition

The overall condition of the Council estate is considered to be satisfactory. The general condition of all Council buildings is continually assessed by detailed condition surveys as contained in the corporate maintenance database.

Accessibility

All operational properties have been surveyed in terms of the Disability Discrimination Act. Remedial action to ensure compliance is being implemented.

Health & Safety

Property maintenance is the responsibility of each Department to manage but to facilitate this responsibility certain procedures and contracts have been put into place at a corporate level. Each Department is responsible for ensuring that the arrangements are adequate for their individual requirements and for establishing additional maintenance procedures to ensure that the workplace and equipment is being adequately maintained.

The Corporate Property Unit ensures as far as reasonably practicable, that suitable and sufficient health and safety management systems are in place for the management and maintenance of the Council's properties in respect of the corporate Health and Safety topics. These management systems include for effective monitoring and reporting of the properties' health and safety performance. Periodic audits are carried out to provide information on the properties operation and effectiveness, to ensure that health and safety risk management systems are in place and remain effective.

Sustainability and Energy Consumption

Sustainability and Energy Consumption within our properties adhere to a monitoring and targeting procedures that have the aim of achieving significant reduction in greenhouse gas emissions from their occupation. Along with other relevant areas such as travel and transportation, waste production and disposal, estate management, procurement and improvement of staff awareness, energy usage within properties is incorporated into our strategies with the aim of ensuring energy is conserved and used efficiently across all property services and activities. These strategies are also designed to ensure an increasing use of renewable energies across all Council activities.

Demographic Impact

The GRO(S) population projections – 2004 based – suggest that the population of Dundee is projected to decline from 142,170 in 2004 to 122,418 by 2024.

However, it is important to note that the projections should not be treated as forecasts but as an indication of what might happen in the future if past trends were to continue. Among the reasons for producing long-term projections is to allow policy responses to be developed to address demographic trends. A key objective of the Council through many of its plans and strategies is to address the issue of population decline in Dundee and an integrated approach is being pursued to make the City a more attractive place to live and work.

The GRO(S) annually produces mid-year population estimates and these will be used as a basis to monitor the impact of the Council's strategies to address population decline.

EXTENT TO WHICH THE CORPORATE ESTATE CURRENTLY MEETS NEEDS AND OBJECTIVES

The Corporate Estate, as indicated by condition, sufficiency and suitability etc, (see Appendix I) generally satisfies the current need.

The identified needs, derived from that assessment based against corporate objectives and priorities will be addressed through the Council's Capital and Revenue budget process.

FUTURE NEED

Our management process will take into account the future needs as identified by our review processes.

Service provision is no longer seen as isolated from the activities of other agencies. Increasingly the City Council and Departments work jointly and in collaboration with other organisations within the public and private sectors. This extends to the joint occupation of premises to optimise the service provision and maximise of the use of assets.

Similarly the physical demarcation of departments is becoming less prevalent and with the advent of co-location and "joined up" service central to the Council's aims.

REVIEW

Needs and Priorities

The main areas of priority and consideration for option appraisal and action have been determined as follows:

1. Identification of buildings where the suitability has been classified as unsatisfactory.
2. Identification of the buildings where the sufficiency has been classified as unsatisfactory.
3. Identification of buildings where the condition has been classified as unsatisfactory.
4. Identification of buildings where the annual property running costs are considerably higher than stated benchmarks.

OPTION APPRAISAL

Before any capital expenditure is incurred a budgetary control process must be undertaken. Under the Potential Code the Council is obliged to carry out a formal option appraisal as detailed in the "Capital Budgetary Control Manual".

Future Property Planning

The Council's Corporate Property Officer is responsible for the collection, analysis and dissemination of the data derived from the Asset Management assessment process.

That information is then used to inform the Council's Management Team and the individual departmental management teams in the formulation of property plans. This planning process is then subject to scrutiny by the Efficient Government Board prior to being reported to the Policy & Resources Committee of the Council.

					Scoring System		
					(FPS, CIPFA Guidelines) 4 = Performing as intended and operating efficiently 3 = Performing as intended but exhibiting minor deterioration 2 = Not operating as intended nor efficiently to provide service 1 = Unsuitable * S&S = Sufficiency and Suitability (Function) This category assesses how well / badly the property performs its existing function for employees and public.		
Asset Ref	UPRN	PI	Asset Category	Description	Address	S&S *	Condition
Maximum Score Possible							
Communities							
B14000030000			Operational Building	Ancrum Road Activities Ctr		4	3
B14000110000	B1400174	719	Operational Building	Mitchell St Cnt	Mitchell Street, Dundee	2	3
B14000130000	B1400176	813	Operational Building	N'Hood Centre	Ardler, Turnberry Avenue, Dundee	3	3
B14000140000	B1400177	802	Operational Building	N'Hood Centre (Finmill)	Fintry, Findcastle Street, Dundee	4	3
B14000160000	B1400179	800	Operational Building	N'Hood Centre	Kirkton, Derwent Avenue, Dundee	3	2
B14000170000	B1400180	783	Operational Building	N'Hood Centre	Douglas, Balmoral Avenue, Dundee	3	3
B14000180000	B1400181	808	Operational Building	Library	Brooksbank, Pitkerro Road, Dundee	3	4
B14000190000	B1400182	807	Operational Building	N'Hood Centre	Menziesshill, Orleans Place, Dundee	4	3
B22000010000	09 001 D200215	312	Operational Building	Central Library	Wellgate Centre, Dundee	4	3
B22000020000	09 011 D200143	376	Operational Building	Lochee Library	High Street, Lochee, Dundee	3	3
B22000030000	09 012 D200149	375	Operational Building	Ardler Library	Turnberry Avenue	3	3
B22000040000	09 013 D200147	293	Operational Building	Arthurstone Lib	Arthurstone Terrace, Dundee	4	3
B22000050000	09 014 D200148	373	Operational Building	Blackness Lib	Sinderins Perth Rd, Dundee	4	3
B22000060000	09 015 D200138	808	Operational Building	N'Hood Centre	The Hub, Pitairlie Road, Dundee	3	3
B22000070000	09 016 D200141	704	Operational Building	B Ferry Library	Queen Street, B Ferry, Dundee	4	4
B22000080000	09 018 D200145	374	Operational Building	Coldside Library	150 Strathmartine Road, Dundee	4	4

B22000090000	09 019 D200140	414	Operational Building	Douglas Library	Douglas, Balmoral Avenue, Dundee	3	3
B22000100000	09 020 D200139	294	Operational Building	Fintry Library	Findcastle Street, Dundee	3	2
B22000110000	09 021 D200146	371	Operational Building	Kirkton Library	Derwent Avenue, Dundee	4	1
B22000120000	09 022 D200144	372	Operational Building	Menzieshill Lib	Orleans Place, Dundee	4	3
B22000130000	09 025 D200137	295	Operational Building	Whitfield Library	Whitfield Drive, Dundee	3	4
			Operational Building	Steps Theatre	Wellgate Centre, Dundee	4	3
			Operational Building	Twa Semis	Craigowan Road, Dundee	3	4
N86001800000			Operational Building	Highwayman	115 Hilltown Dundee	4	3
N8800097000	B1400002	757	Operational Building	Activity Centre	106 Whitfield Drive, Dundee	4	4
N9000010000			Operational Building	N'hood Centre	Wighton Centre	4	3
			Operational Building	Charleston Neighbourhood Centre (Refurb. Bldg.)	Craigowan Road, Dundee	4	4
Dundee Contracts							
B26001410000	36 001 F001		Operational Building	DCS Dept	Cleington Road, Dundee	4	3
B26001440000		403	Operational Building	Polytunnel	Camperdown Nursery	3	3
B26001620000		403	Operational Building	Polytunnel		3	3
B26001640000		403	Operational Building	Polytunnel	Clovis Lander	3	3
Economic Development							
Tayside House							
B10000170000	B1000720	1362	Operational Building	Tayside House (Main Tower)	28 Crichton Street, Dundee	3	3
			Operational Building	Tayside House (Podium)		3	3
City Square - West Wing							
B10001040000	12 001 D172		Operational Building	City Square Com (Committee Rooms)	14 City Square, Dundee	4	3
B10001050000	12 001 D173		Operational Building	City Square Com (Chief Exec/Corp Planning)	2nd Floor 21 City Square, Dundee	4	3
B10001080000	12 001 D176		Operational Building	City Square Com(G/F)	14 City Square, Dundee	4	3
B10001060000	12 001 D174		Operational Building	City Square Com	14 City Sq Shore Terr/ Crichton St	4	3

					Ddee		
B10001100000	12 001 D179		Operational Building	City Square Com (Support Services)	21 City Square, Dundee	4	3
B10001130000	12 001 D182		Operational Building	City Square Com (EHTS)	21 City Square, Dundee	4	3
B10001150000	12 001 D184		Operational Building	City Square Com (Legal)	17 City Square City Square Com Ddee	4	3
B10001210000	12 001 D191		Operational Building	City Square Com	City Chambers 21 City Square, Dundee	4	3
B10001220000	12 001 D192		Operational Building	City Square Com (Public Relations)	Attic 21 City Sq Ddee	4	3
City Square - East Wing							
B10001120000	12 001 D181		Operational Building	City Square Com	5 City Square, Dundee	3	3
B10001170000	12 001 D186		Operational Building	City Square Com (Personnel)	7/8 City Square, Dundee	4	3
B10001180000	12 001 D188		Operational Building	City Square Com (Econ Dev)	1st/2nd & 3rd Floors 3 City Square, Dundee	3	3
B10001200000	12 001 D190		Operational Building	City Square Com	5 High Street, Dundee	3	3
B10001240000	12 001 D226		Operational Building	City Square Com	3 City Square, Dundee	3	3
B10001270000	12 001 D224		Operational Building	City Square Com (Café)	3 City Square, Dundee	3	3
B10001280000	12 001 D225		Operational Building	City Square Com	3/1 8 City Square, Dundee	3	3
B10001030000	12 001 D171		Operational Building	City Square Com (Finance)	6-8 City Square, Dundee	3	3
Underground Garage							
B19001270000	12 004 D178		Operational Building	City Square Com (Store)	Crichton Street, Dundee	4	3
B26001390000	12 004 D83	1142	Operational Building	City Square Com	Underground Garage Crichton St, Dundee	4	3
Shore Terrace							
B10001190000	12 001 D189		Operational Building	City Square Com (Housing)	1 Shore Terrace, Dundee	4	3
B10001250000	12 001 D246		Operational Building	Storage (Archives)	Shore Terrace, Dundee	4	3
B10001260000	12 002 A43430		Operational Building	Storage (Archives)	4a Shore Terr Dundee	4	3
B10001020000	B12 001 D162816		Operational Building	City Square Com (Corridor/Toilets)	Shore Terrace, Dundee	4	3

Castle Street							
B10001140000	12 001 D183		Operational Building	City Square Com Base, gf and 1/F	7 Castle Street, Dundee	4	2
Airport							
B10000560000	B1000761		Operational Building	Office	Airport Unit 1 Riverside Drive, Dundee	3	4
B18000030000			Operational Building	Services Buildg (Control Tower)	Dundee Airport Riverside, Dundee	3	4
B18000040000			Operational Building	Fire Station	Dundee Airport Riverside, Dundee	3	4
B18000060000			Operational Building	Fire Station Extension	Dundee Airport Riverside, Dundee	3	4
B18000070000			Operational Building	Dundee Airport - Kitchen	Dundee Airport Riverside, Dundee	3	4
B18000080000			Operational Building	Dundee Airport - International Arrivals	Dundee Airport Riverside, Dundee	4	4
				Security Building	Dundee Airport Riverside Drive	4	4
B18000010000	B1800001		Operational Building	Terminal Buildg	Airport Riverside Drive, Dundee	4	4
B18000020000			Operational Building	New Terminal	Airport Riverside Drive, Dundee	4	4
Miscellaneous							
B26001400000	19 070 A190702	706	Operational Building	Kennels	50 Brown Street, Dundee	3	4
Environmental & Consumer Protection (incl. Waste Management)							
B15000930000	40 535 I115	689	Operational Building	Depot	Marchbanks (Old Building), Dundee	1	2
B15000970000			Operational Building	Depot	Marchbanks (New Building), Dundee	1	3
B15000980000			Operational Building	Depot	Gellatly Street	4	4
B20000060000	40 436 D200165	670	Operational Building	Public Convenience	Queen Street B Ferry, Dundee	4	4
B20000160000	40 436 D200175	665	Operational Building	Public Convenience	Aimer Square, Dundee	2	4
B15000960000			Operational Building	Depot	Maitland Street	3	3
				Depot	Orleans Place	2	3

Housing							
B10000980000	10 580 D200408	354	Operational Building	Housing Complex	Area Office, 101 Whitfield Drive, Ddee	3	3
B10000990000	10 002 A114795	23	Operational Building	Housing Office	13/15/17 Haldane Ave, Dundee	3	4
B26001030000	10 243 D200123	317	Operational Building	Sheltered Lounge	70 Dunholm road, Dundee	3	4
B26000750000	10 000 I120	388	Operational Building	Lock-up	Pitalpin (no 155)	3	4
B26000820000	10 001 I4	282	Operational Building	Garage & Store	Ellislea Road	3	3
B26000830000	10 120 D200092	327	Operational Building	Sheltered Lounge	10 Alva Square, Dundee	3	4
B26000840000	10 120 D200093	340	Operational Building	Sheltered Lounge	30 Brington Place, Dundee	3	3
B26000850000	10 120 D200096	324	Operational Building	Sheltered Lounge	218 Clepington Road, Dundee	2	4
B26000860000	10 120 D200097	342	Operational Building	Sheltered Lounge	6 Craigie Street, Dundee	4	3
B26000870000	10 120 D200098	316	Operational Building	Sheltered Lounge	103 Balgavies Avenue, Dundee	3	4
B26000880000	10 120 D200099	326	Operational Building	Sheltered Lounge	3a Forthill Drive, Dundee	2	3
B26000890000	10 120 D200100	325	Operational Building	Sheltered Lounge	51 Hill Street, Dundee	3	3
B26000900000	10 120 D200101	335	Operational Building	Sheltered Lounge	14 Hastings Place, Dundee	3	3
B26000910000	10 120 D200102	703	Operational Building	Sheltered Lounge	3 Powrie Place, Dundee	4	4
B26000920000	10 120 D200103	339	Operational Building	Sheltered Lounge	2a Russell Place, Dundee	3	3
B26000930000	10 120 D200105	322	Operational Building	Sheltered Lounge	60 Watson street, Dundee	3	3
B26000940000	10 120 D200106	319	Operational Building	Sheltered Lounge	3 Wedderburn Street, Dundee	4	4
B26000950000	10 120 D200107	321	Operational Building	Sheltered Lounge	24a King Street, Dundee	3	4
B26000960000	10 120 D200120	338	Operational Building	Sheltered Lounge	4 Strathmore Street, Dundee	3	4
B26000970000	10 120 D200122	353	Operational Building	Sheltered Lounge	5 Glenesk Avenue, Dundee	4	3
B26000980000	10 120 D200126	453	Operational Building	Sheltered Lounge	37 Blackness Avenue, Dundee	4	4
B26000990000	10 120 D200131	318	Operational Building	Sheltered Lounge	11 Lawton Road, Dundee	3	4
B26001000000	10 120 D200132	334	Operational Building	Sheltered Lounge	33 Lime Street, Dundee	3	3
B26001010000	10 120 D200349	347	Operational Building	Sheltered Lounge	Fleming Gdn/Hindmarsh Ave, Ddee	3	3
B26001040000	10 243 D200124	349	Operational Building	Sheltered Lounge	14b Clement Park Place, Dundee	3	4
B26001050000	10 243 D200125	350	Operational Building	Sheltered Lounge	52 Tummel Place, Dundee	4	3
B26001060000	10 243 D200127	352	Operational Building	Sheltered Lounge	60/62 Craigowan Road, Dundee	4	4
B26001070000	10 243 D200128	331	Operational Building	Sheltered Lounge	117 Langshaw Road, Dundee	4	3
B26001080000	10 243 D00130	344	Operational Building	Sheltered Lounge	Adamson Court, Dundee	4	4
B26001090000	10 243 D200133	617	Operational Building	Sheltered Lounge	2f Hillside Court, Dundee	3	4
B26001100000	10 243 D200134	348	Operational Building	Sheltered Lounge	1b Morven terrace, Dundee	3	3
B26001110000	10 243 D20135	336	Operational Building	Sheltered Lounge	40 Tullideph Place, Dundee	2	3
B26001120000	10 243 D200136	345	Operational Building	Sheltered Lounge	Burnside Court, Dundee	2	4
B26001160000	10 243 I125	393	Operational Building	Bothy	Leith Walk, Dundee	3	4
B26001170000	10 243 I130		Operational Building	Lock-up/Store	Hillside Court, Dundee	4	4

B26001190000	10 363 D200113	332	Operational Building	Sheltered Lounge	78 Garry Place, Dundee	3	3
B26001200000	10 363 D200116	333	Operational Building	Sheltered Lounge	7 Ulverston Terrace, Dundee	2	3
B26001210000	10 363 D200119	351	Operational Building	Sheltered Lounge	25b St Columba Gardens, Dundee	2	3
B26001250000	10 580 D200117	315	Operational Building	Sheltered Lounge	45 Longhaugh Terrace, Dundee	3	4
B26001260000	10 580 D200121	328	Operational Building	Sheltered Lounge	67 Summerfield Gardens	3	4
B26001320000	10 688 D200109	320	Operational Building	Sheltered Lounge	12 Balcarres Terrace, Dundee	3	4
B26001330000	10 688 D200110	341	Operational Building	Sheltered Lounge	211a Balunie Drive, Dundee	3	4
B26001340000	10 688 D200111	55	Operational Building	Sheltered Lounge	26/30 Huntly Road, Dundee	2	4
B26001350000	10 688 D200114	330	Operational Building	Sheltered Lounge	54a Happhillock Road, Dundee	3	4
B26001370000	10 688 D200118	329	Operational Building	Sheltered Lounge	16 Foulra Terrace, Dundee	4	3
			Operational Building	Staff & Common Areas (notional 10m2)	Hilltown Court	3	3
			Operational Building	Staff & Common Areas (notional 10m2)	Glamis Court	3	3
			Operational Building	Staff & Common Areas (notional 10m2)	Ninewells Court	2	3
			Operational Building	Staff & Common Areas (notional 10m2)	Balgay Court	2	3
			Operational Building	Staff & Common Areas (notional 10m2)	Bonnethill Court	3	3
			Operational Building	Staff & Common Areas (notional 10m2)	Elders Court	3	3
			Operational Building	Staff & Common Areas (notional 10m2)	Tulloch Court	4	3
			Operational Building	Staff & Common Areas (notional 10m2)	Lansdowne Court	2	4
			Operational Building	Self Contained Unit	7 St. Clement Terrace	4	3
			Operational Building	Sheltered lounge	14 Clepington Street	3	3
Leisure & Arts							
B12000050000	46 001 D200284	307	Operational Building	Leisure Centre	Olympia Earl Grey Place, Dundee	4	3
B12000060000	46 009 D200285	363	Operational Building	Leisure Centre	Lochee St Mary's Lane, Dundee	3	3
B12000070000	46 411 I277	583	Operational Building	Bwling Grn Shed	Lynch Centre South Road, Dundee	2	2
B12000080000	46 411 I92	364	Operational Building	Lynch Centre	South Road, Dundee	3	3
B12000090000	46 412 I11	286	Operational Building	Sports Centre	Douglas Baldovie Terrace, Dundee	3	3
B12000100000	46 413 I90	362	Operational Building	Sports Centre	McTaggart Old Glamis Road, Dundee	3	3

B12000110000	46 415 I13	288	Operational Building	Squash Courts	Drumgeith Road, Dundee	3	3
B12000140000			Operational Building	D.I.S.C	Dundee	4	3
B12000150000			Operational Building	Ice Rink	Dundee	4	3
B15000920000	40 535 D200312	686	Operational Building	Depot	Haldane Street, Dundee	3	3
B17000010000	43 101 I146		Operational Building	Main Pavilion	Balgay Park, Dundee	3	3
B17000020000	43 101 I168		Operational Building	Sports Pavilion	Balgay Park, Dundee	3	3
B17000030000	43 101 I248		Operational Building	Tennis Pavilion	Victoria Park, Dundee	3	3
B17000040000	43 101 I250		Operational Building	Shelter	Victoria Park, Dundee	3	3
B17000050000	43 102 I164	365	Operational Building	Bowling Pavilion	Disused Dudhope Park, Dundee	4	3
B17000060000	43 102 I165	488	Operational Building	Park Dept Bothy	Dudhope Park, Dundee	4	3
B17000070000	43 211 I14		Operational Building	Tennis Pavilion(Drop In Centre)	Baxter Park, Dundee	4	4
B17000080000	43 211 I252		Operational Building	Shelter/Toilet	Baxter Park, Dundee	1	1
NEW	NEW		Operational Building	Rangers Centre (NEW)		4	3
B17000100000	43 212 I21	297	Operational Building	Wshop Complex	Caird Park, Dundee	4	3
B17000120000	43 320 I266		Operational Building	Wooden Garage	Downfield Park, Dundee	3	3
B17000130000	43 321 I268		Operational Building	Sawdust Shed	Fairmuir Park, Dundee	4	3
B17000160000	43 425 I26		Operational Building	Rock Gdn/Store	Broughty Esplanade, Dundee	3	3
B17000190000			Operational Building	Club Rooms	Baxter Park, Dundee	4	4
B17000200000	46 555 A53322		Operational Building	Shelter	Broughty Ferry Esplanade, Dundee	3	3
B17000210000	46 555 D110		Operational Building	Club Rooms	Lochee Park, Dundee	3	3
B17000220000	46 555 I12	287	Operational Building	Pavilion	Finlathen Park, Dundee	3	3
B17000230000	46 555 I152		Operational Building	East End Bowling Pavilion	Baxter Park, Dundee	3	3
B17000240000	46 555 I70		Operational Building	Bandstand	Magdalen Green, Dundee	4	3
B17000260000	46 555 I176	496	Operational Building	Cntr Bowling Pav	Baxter Park Dundee	3	3
B17000270000	46 555 I179		Operational Building	Boat House	Stobsmuir Park, Dundee	3	3
B17000280000	46 555 I180	500	Operational Building	Football Pavilion	Fairmuir Park, Dundee	4	3
B17000290000	46 555 I181		Operational Building	Bowling Pavilion	Ardler Park, Dundee	3	3
B17000300000	46 555 I182		Operational Building	Changing Pavilion	Downfield Park, Dundee	3	3
B17000310000	46 555 I184	504	Operational Building	Messroom/Garage	Dawson Park, Dundee	4	4
B17000320000	46 555 I185	505	Operational Building	Hockey Pavilion (East)	Dawson Park, Dundee	4	4
B17000330000	46 555 I186	506	Operational Building	Hockey Pavilion (West)	West Dawson Park, Dundee	3	4
B17000340000	46 555 I213	692	Operational Building	Starters Box	Camperdown Park, Dundee	3	3

B17000350000	46 555 I220		Operational Building	Rangers Pavilion	Templeton Woods, Dundee	1	3
B17000360000	46 555 I223		Operational Building	Pavilion/Bothy	Gillies Park, Dundee	3	3
B17000380000	46 555 I249		Operational Building	Bowling Pavilion	Victoria Park, Dundee	3	3
B17000390000	46 555 I25	301	Operational Building	Seasonal Kiosk	Castle Green , Dundee	2	3
B17000400000	46 555 I38	311	Operational Building	Tennis Putting Pav	Broughty Esplanade, Dundee	1	3
B17000410000			Operational Building	Pavilion	Dudhope Park, Dundee	3	3
B17000430000	46 555 I96	367	Operational Building	Bowling Pavilion	Fairmuir Park, Dundee	4	3
B17000440000	46 555 I97		Operational Building	Pavilion	Riverside Park, Dundee	3	3
B17000450000	46 555 I98		Operational Building	Sports Pavilion Sth	Downfield Park, Dundee	3	3
B17000460000	46 986 I206		Operational Building	Wildlife Cntr Store	Camperdown park, Dundee	3	3
B17000470000	46 986 I228		Operational Building	Wildlife Cntr Office	Camperdown park, Dundee	3	3
B17000480000	46 997 A121249		Operational Building	Stabling Horses	Camperdown park, Dundee	3	3
B17000490000	46 555 I166		Operational Building	Bowling Pavilion	Balgay Park, Dundee	3	4
B17000500000	46 555 I16		Operational Building	Pavilion	Whitfield Park, Dundee	3	4
B17000510000	46 555 I15		Operational Building	Bowling Pavilion (Central)	Baxter Park,Dundee	2	3
B17000520000	46 555 I173		Operational Building	Pavilion/Stadium 2	Caird Park, Dundee	3	3
B17000530000	46 555 I174		Operational Building	Pavilion/ Stadium 1	Caird Park, Dundee	3	3
B17000550000	46 555 I193		Operational Building	Shelter (Bathing)	B Ferry Waterfront, Dundee	3	3
B17000560000	46 555 I34		Operational Building	Pavilion (leisure Centre)	Castle Green, Dundee	3	4
B17000570000	46 555 I5		Operational Building	Bwlng Pavilion/Toilet/Office	Dawson Park, Dundee	4	3
B17000580000	46 555 I95		Operational Building	Bowling Pavilion	Fairmuir Park, Dundee	3	3
B20000190000	43 104 I169		Operational Building	Shelter/Toilets	Lochee Park, Dundee	3	3
B20000210000	43 425 I187		Operational Building	Ladies Toilets	Orchar Park, Dundee	3	2
B20000220000	43 425 I188		Operational Building	Ladies/Gents/Toilets	Castle Green Broughty Esplanade, Dundee	3	4
B20000230000	43 425 I190		Operational Building	Toilets/Shelter	Putting Green Broughty Waterfront, Ddee	3	4
B20000240000	43 425 I191		Operational Building	Toilets/Windmill Gdn	Broughty Waterfront, Dundee	3	3
B20000250000	43 425 I254		Operational Building	Toilets/Rock Gdn	Broughty Esplanade East, Dundee	4	3
B20000260000	43 976 F001		Operational Building	Toilets	The Law, Dundee	3	3
B20000270000	46 555 I178		Operational Building	Ladies/gents Toilets	Stobsmuir Park, Dundee	3	2
B21001640000	43 102 D200187		Operational Building	Lodge	Dudhope Park Barrack Rd, Dundee	3	3
B21001660000	43 211 D200190		Operational Building	Lodge	Baxter Park, Dundee	3	3

B21001670000	43 212 D200184		Operational Building	Mains Villa	Caird Park, Dundee	3	3
B21001680000	43 212 D200185		Operational Building	Caird Villa	Caird Park, Dundee	3	3
B21001690000	43 218 I276		Operational Building	House	Whitfield Central, Dundee	3	3
B21001710000	43 319 D200180		Operational Building	Oak Villa	Camperdown Park, Dundee	3	3
B21001730000	43 319 D200182		Operational Building	Fir Villa	Camperdown Park, Dundee	3	3
B21001740000	43 319 D200183		Operational Building	Sycamore Villa	Camperdown Park, Dundee	3	3
B21001750000	43 425 D200192		Operational Building	Cottage	Orchar Park Monifieth Rd, Dundee	3	3
B21001770000	43 971 D200188		Operational Building	West Lodge	Balgay Cemetery, Dundee	3	3
B23000050000			Operational Building	Observatory	Mills Observatory	4	4
B23000080000			Operational Building	Arts Centre	Dundee Arts Ctr, Nethergate	2	4
B26000650000	L0100858		Operational Building	Ranger Centre and Toilets	Clatto Park, Dundee	3	4
B26001460000	46 010 I189		Operational Building	Bathing Shelter	Broughty Ferry Waterfront, Dundee	3	2
B26001470000	46 120 A121248		Operational Building	Club House	Camperdown Golf Club, Dundee	3	2
B26001500000	46 183 I209		Operational Building	Toilets/Mansion	Camperdown Park, Dundee	3	3
B26001510000	46 183 I120		Operational Building	Outhouse/Mansion	Camperdown Park, Dundee	3	3
B26001520000	46 183 I211		Operational Building	Mansion House	Camperdown Park, Dundee	3	3
B26001540000			Operational Building		Caird Hall/Marryat Hall	2	3
B26001550000			Operational Building		Burgh Halls	3	3
B26001560000	46 518 A70800	563	Operational Building	Golf Clubhouse	Caird Park Golf Club, Dundee	3	3
B26001570000	46 518 I172	493	Operational Building	Starters Box	9 Hole Caird park, Dundee	3	1
B26001580000	46 552 A72216	564	Operational Building	Club Rooms	Caird Park, Dundee	3	2
B26001590000	46 552 I255		Operational Building	Locker Rooms	Caird Park, Dundee	3	2
B27000010000	43 971 D200197		Operational Building	Main Complex (Pavil & Grge)	Balgay Cemetry, Dundee	3	3
B27000020000	43 972 D200207		Operational Building	Main Complex	Garage Barnhill Cemetry, Dundee	3	3
B27000030000	43 972 D200208		Operational Building	Main Complex	Toilets Barnhill Cemetry, Dundee	3	3
B27000040000	43 972 D200209		Operational Building	Roofed Compound	Barnhill Cemetry, Dundee	3	3
B27000060000	43 972 D200211		Operational Building	Comm Greenhouse	Barnhill Cemetry, Dundee	3	3
B27000070000	43 972 I27		Operational Building	Bothy/Garage/Store	Barnhill Cemetry, Dundee	3	3
B27000080000	43 972 I28		Operational Building	Headstone Shed	Barnhill Cemetry, Dundee	3	4
B27000090000	43 974 D200206		Operational Building	Waiting Room Complex	Birkhill Cemetry, Dundee	3	4
B27000100000	43 974 D200198		Operational Building	The Office	Eastern Cemetry, Dundee	3	3
B27000110000	43 974 D200199		Operational Building	Toilets Main Roadside	Eastern Cemetry, Dundee	3	3

B27000120000	43 974 D200200		Operational Building	Canteen/Chng Rooms(BDT)	Eastern Cemetry, Dundee	3	3
B27000130000	43 974 D200201		Operational Building	Double Garage	Eastern Cemetry, Dundee	3	3
B27000140000	43 974 D200202		Operational Building	Toilet Block	Eastern Cemetry, Dundee	3	3
B27000150000	43 974 D20003		Operational Building	2 Timber Garages	Eastern Cemetry, Dundee	3	2
B27000160000	43 975 D200196		Operational Building	Stores	Western Cemetry, Dundee	4	1
B27000170000	43 976 D200204		Operational Building	Bothy	Howff Cemetry, Dundee	4	3
B27000180000	43 976 D200205		Operational Building	2 Timber Sheds	Howff Cemetry, Dundee	1	3
B27000190000	43 976 D200212		Operational Building	Other Property	Fisher Street, B'Ferry, Dundee	3	3
			Operational Building	Castle	Broughty Castle	3	4
N87000030000			Operational Building	Golf shop/ Caird Pk	Caird Park GC, Dundee	3	3
N88001010000			Operational Building	Barrack St Museum	Barrack Street, Dundee	4	4
Other Housing							
B21001560000	17 001 I235	535	Operational Building	Travelling Site	Blocks 3-20 & Wardens Office Balmuir Tealing	2	3
B21001620000	17 001 F008	620	Operational Building	Homeless Project	Lily Walker Cntr 105 Ann St, Ddee	3	3
Planning & Transportation - Operational & Investment							
B14000330000	B1401869						
B15000110000	B1500228		Operational Building	Depot (incorporates "Contracts House")	365A Clepington Road	4	3
			Non Oprtnl Assets	Dudhope Bank Hostel	14 Rankine Street	1	2
Support Services							
B10000380000	B17000741	838	Operational Building	Registrar	89 Commercial Street, Dundee	4	3
B24000010000	03 001 I163	484	Operational Building	District Court	Bell Street, Dundee	3	4
Social Work							
B10000060000	B1000708	760	Operational Building	S W Office	Dundee East Balmerino Rd, Dundee	3	3
B10000070000	B1000709		Operational Building	Office	4 Lothian Cres Whitfeild, Dundee	3	4
B10000180000	B1000721	780	Operational Building	Office	Friarfield House Barrack St, Dundee	4	4
B10001340000			Operational Building	Office Care Team	Douglas House 8 Balunie Drive	3	3

B1300060000	B1300030	750	Operational Building	Training Centre	Kemback Street, Dundee	3	4
B13000150000	B1300190	727	Operational Building	Child's Home	20 Strathcarron Place, Dundee	4	3
B13000160000	B1300191	733	Operational Building	Child's Home	7 Duncan Place, Dundee	4	3
B13000200000	B1300195	721	Operational Building	Child's Home	57/59 Balgowan Avenue, Dundee	3	3
B13000220000	B1300200	1304	Operational Building	Family Centre	3 Fleuchar Street, Dundee	3	3
B13000230000	B1300201	730	Operational Building	Day Centre	Wellgate Ladywell Ave, Dundee	3	3
B13000340000	B1300278	747	Operational Building	Young P Unit	Fairbairn Street, Dundee	4	4
B13000350000	B1300279	746	Operational Building	Family Centre	Happyhillock 29 Happyhillock Rd, Dundee	3	2
B13000370000	B1300281	714	Operational Building	Family Centre	Linlathen 1 Rowantree Cres, Dundee	4	3
B13000380000	B1300282	712	Operational Building	Family Centre	Lochee Peel Street, Dundee	4	3
B13000400000	B1300284	743	Operational Building	Family Centre	Bruce Street 36A Bruce Street, Dundee	3	3
B13000420000	B1200286	716	Operational Building	Family Centre	Whitfield Lothian Crescent, Dundee	2	4
B13000510000	B1300647	722	Operational Building	Day Care Cntr	Mackinnon Brook Street,B Ferry, Dundee	4	3
B13000680000	B1301263	752	Operational Building	House R.H.E	Craigie 7 Southampton Road, Dundee	3	3
B13000690000	B1301264	742	Operational Building	Douglas Hse Former RHE	8 Balunie Drive, Dundee	3	3
B13000700000	B1301265	717	Operational Building	Harefield Hse	4 Clement Park Place, Dundee	1	2
B13000740000	B1301269	725	Operational Building	House R.H.E	Turrieff 4 Rannoch Road, Dundee	4	4
B13000750000	B1302170	710	Operational Building	Elmgrove Hse	315 South Road, Dundee	2	3
B13000780000	B1301273	729	Operational Building	House R.H.E	Janet Brougham Robertson St, Dundee	2	3
B13000790000	B1301274	723	Operational Building	House R.H.E	Menzieshill Earn Crescent, Dundee	4	4
B13000830000			Operational Building	Oakland Centre	Morven Terrace	4	4
B13000880000			Operational Building	Child's Home (The Junction)	Strathmore Avenue, Dundee	4	4
B13000910000			Operational Building	Close Support Unit	South Road, Lochee	2	3
B13000920000			Operational Building	Respite Unit	Gillburn Road, Dundee	3	3
B21001080000			Operational Building	Disability Residential Unit	16a Rankine Street	3	3
N90000130000			Operational Building	Claverhouse Offices	6 Jack Martin Way	4	4
			Operational Building	Offices (Finance)	Whitehall Crescent	4	3