

Committee Report No: 181-2021

Document Title: Property Rationalisation Programme, Next Steps

Document Type: Strategy

New/Existing: New

Period Covered: 21/06/2021 - 21/06/2023

Document Description:

This document updates members and stakeholders on progress made with property rationalisation and assesses the likely future impact of COVID-19 on the office environment for the City Council.

Intended Outcome:

As part of future service delivery, the strategy outlines the proposal to create a city centre Community Learning and Development Campus, allowing the closure of less suitable premises.

How will the proposal be monitored?:

Continued Monitoring through Client engagement – Meetings of the Buildings Merger Group and Service monitoring of client groups and service users.

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A. Equality and Diversity Impacts:

Age: Positive

Disability: Positive

Gender Reassignment:	Not Known
Marriage and Civil Partnership:	No Impact
Pregnancy and Maternity:	Positive
Race/Ethnicity:	Positive
Religion or Belief:	No Impact
Sex:	Positive
Sexual Orientation:	Not Known

Equality and diversity Implications:

The proposals result in relocation of services to a city centre location where multiple groups with protected characteristics can access learning and development. This will help foster good relations and advance equality.

Proposed Mitigating Actions:

None required

Is the proposal subject to a full EQIA? : No

City centre location where multiple groups with protected characteristics can access learning and development, will help foster good relations and advance equality.

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

Household Group

Lone Parent Families:	Positive
Greater Number of children and/or Young Children:	Positive
Pensioners - Single/Couple:	Positive
Single female households with children:	Positive
Unskilled workers or unemployed:	Positive
Serious and enduring mental health problems:	No Impact
Homeless:	No Impact
Drug and/or alcohol problems:	No Impact
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 proposed preferred location is central, with good public transport links. Access to other complimentary services is good due to neighbouring location of benefits and employment advice.

Proposed Mitigating Actions:

None

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:	No Impact

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:

Continued investment in energy saving plans (and materials) throughout the retained portfolio.

Environmental Implications:

Closure and disposal of surplus buildings will reduce the council's energy use and carbon foot print. Investment in the retained property portfolio enables better, more efficient use of property assets and supports more ambitious energy saving investments.

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:

Relocation of services will be managed by operational staff, ensuring client groups are supported and advised. Proposed relocation is positive in terms of transport links, location, accessibility, quality of property.