

EAST RENFREWSHIRE COUNCILCABINET25 April 2024Report by Director of EnvironmentPROPERTY ASSET MANAGEMENT PLAN 2024-2026**PURPOSE OF REPORT**

1. The purpose of this report is to advise the Cabinet on the updated Property Asset Management Plan 2024-2026.

RECOMMENDATIONS

2. It is recommended that Cabinet approves the Property Asset Management Plan 2024-2026.

BACKGROUND

3. The Council's Property Asset Management Plan (Appendix 1) has been updated to fit into the hierarchy of the Corporate Asset Management Plan and outlines the work being undertaken by the Council in relation to the management of its operational built assets.

4. In particular it acknowledges that carbon emissions from property assets are the largest source of Council-owned emissions. The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 requires local authorities to reduce overall emissions by 75% by 2030 and to achieve net-zero by 2045. This will not be achieved without addressing the carbon emissions from our buildings. This PAMP prepares the foundation for the first interim target of 2030.

REPORT

5. The Property Asset Management Plan (PAMP) acknowledges that managing property assets effectively is a key driver of service transformation and that properties are at the centre of our community's perception of the Council. It sets out the Council's approach to the management of its non-domestic built assets across 2024 - 2026.

6. The Council owns:

- Non-commercial property (property it uses itself or is used by the Trust);
- Commercial property (property that is leased to third parties); and
- Land.

7. The value of property assets and expenditure on maintenance and construction is significant. The Council spends over £8 million on property each year excluding new build capital replacement. Energy related expenditure has significantly increased in recent years.

Therefore, setting out a clear vision for the future of the Council's property portfolio will be crucial to ensure that investment meets the needs of future service delivery aspirations.

8. The vision is to provide buildings which are:

- Well-maintained,
- Suitable for their purpose,
- Compliant with legislation;
- Energy efficient and efficiently maintained; and
- Progressing towards zero emissions and decarbonisation of buildings.

9. The PAMP identifies key challenges:

- Many properties are not designed for modern needs or changing requirements for service delivery;
- Many properties are not energy efficient;
- Recent increase in utility costs have made all properties more expensive to heat and power;
- Many properties, common to many local authorities, have a maintenance backlog;
- Limited and reducing availability of both financial and people resources present challenges to the effective maintenance of our properties;
- Collection of up-to-date data to assist decision making on what assets are needed;
- Decarbonising properties i.e., moving to low or zero- carbon heating systems is both technically and financially challenging; and
- Inflationary rises in materials' costs are making property maintenance increasingly expensive.

10. Given the extent of the challenge, this PAMP offers a coherent, manageable and flexible approach which acknowledges that we cannot do everything at once. In addition, regulatory and statutory changes are anticipated at both a UK and Scottish Government level and may occur even throughout the life of this short plan which may then affect how we manage and improve our property assets. A review of this PAMP in 2026 will ensure that we are adapting to any changes as required.

11. The PAMP outlines the work undertaken in the last 12 months and planned actions over the next two years. These actions reflect the need for a solid foundation to put the Council in the best position to meet future challenges. Many of the actions will provide us with better information to make informed decisions about investment and future management of our built assets.

12. The Council has 106 operational buildings. Appendix A details each property and has a helpful score card which details key information about the property.

13. The Council's priority buildings for investment are the schools and nurseries, a small number of offices and leisure facilities. The remainder of the Council's operational property portfolio will be reviewed.

14. A buildings' retention strategy will be developed which will assess the potential for any services, currently delivered through other buildings, to be delivered through the priority buildings instead.

15. East Renfrewshire Council has 80 commercial properties available for rental. A commercial property is an asset that is available for rent at a "market rent. This property portfolio is currently managed by the Council. In the next 2 years the Council will undertake an

assessment to inform future options on how the portfolio should be managed or developed, either in-house or through a third-party arrangement.

16. The Council's land and property portfolio, as well as incurring a potential cost for the Council, can be a potential generator of income, especially in relation to renewable electricity. Potential sources of income generation will be explored either by the Council itself or in partnership with other organisations.

17. In relation to properties to be retained, key areas of attention are energy usage, a planned maintenance regime and decarbonising the buildings. The recently appointed Head of Housing and Property will have oversight of the detailed action plan developed, to ensure appropriate progress is made against all of these areas.

FINANCE AND EFFICIENCY

18. The costs to implement the PAMP are significant but as yet not fully defined. Many of the actions identified in the PAMP Action Plan (PAMP Appendix B) are related to scoping and appraising options for investment. Furthermore, in order to do this, an investment in additional technical expertise and new skills to enable the appraisal of low and/or zero carbon technologies will be required in future years.

19. Sustained capital investment over a long period of time will be required to ensure that the Council continues to provide buildings that are fit-for-purpose as legislation and customers' expectations evolve. As such, significant capital will be required in forthcoming years, which will include energy efficient improvement plans for the buildings that the Council plans to retain. A desired objective would be for reduced energy consumption and other running costs across the Council's estate. However, due to the current uncertainty in energy markets, construction and labour costs, the concept of a pay-back period may not be applicable. Cost avoidance is more likely to be a useful tool to assess future capital investment projects that cost reduction.

20. Scottish Government and other external funding streams may be available to support specific actions. The funding streams are likely to be clarified in the future and opportunities will be explored to ensure that the Council can benefit, where appropriate.

CONSULTATION AND PARTNERSHIP WORKING

21. The PAMP has been prepared with input from Property and Technical Services, Estates, the Corporate Landlord Manager and the wider Corporate Asset Management Group (CAMG). Key actions are detailed which will require continued collaboration and input from services i.e. Education and East Renfrewshire Culture and Leisure Trust (ERCLT).

22. It is also acknowledged that an opportunity may exist where assets are surplus to requirements to transfer these to the community ownership, where appropriate. Community Asset Transfer (CAT) under Part 5 of the Community Empowerment Act (Scotland) 2015 would require close partnership working with community partners.

23. Finally, the Property and Technical Services team will engage with relevant industry and professional bodies and other local authorities in terms of best practice in buildings' maintenance and management, acknowledging the need to enhance in-house knowledge on low and zero carbon technologies.

IMPLICATIONS OF THE PROPOSALS

24. The PAMP will have no immediate impacts on, property, legal, IT and subsidy-control. In terms of staffing, an additional staffing resource will be recruited and financial provision for this has been made. The specific action to develop a Buildings' Retention Strategy will likely see a reduction in Council-owned properties over coming years.

25. It is felt that a stronger assessment in terms of both Equalities, Fairness and Rights and Climate Change impacts can be made as specific actions within PAMP action plan are brought forward. For example, the refurbishment works to the Barrhead Office (Ref 2 in PAMP Action Plan) have been subject to a cabinet paper, Equalities, Fairness and Rights Impact Assessment (EFRIA) and Climate Change Impact Assessment (CCIA). A similar approach would be taken to other actions within the PAMP Action plan and ensures that more detailed and valuable assessments can be made.

CONCLUSIONS

26. The Property Asset Management Plan 2024-2026 sets out the Council's plans for the management of its built, non-domestic property assets. The plan builds on the previous plan including the work completed within the past 12 months and sets out the framework for the life of the document in developing our strategy to meet the challenges for improved management and use of our key assets.

27. The management of our property assets is complex with a number of elements for consideration to ensure they are fit for purpose – these include the financial situation, net zero considerations, and levels of usage and meeting our customers' changing needs.

28. Planned actions over the next two years aim to put the Council in the best possible position to deliver on improved outcomes for our staff and the people of East Renfrewshire.

RECOMMENDATIONS

29. It is recommended that Cabinet approves the Property Asset Management Plan 2024-2026.

Director of Environment

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April 2024

APPENDIX 1 - Property Asset Management Plan 2024-26



Property Asset Management Plan 2024-2026



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All local authorities face a challenge in relation to maintaining and investing in their public buildings.

The available finance for maintenance and investment has been declining for a number of years resulting in a maintenance and investment backlog. At the same time the forthcoming challenge of making buildings carbon neutral means that this investment need will increase further- beyond the capacity of local authorities to meet it.

Therefore it is likely that local authorities will need to reduce the number of public buildings that they have. This does not always mean a reduced service for local residents. Some buildings that are currently used for a single purpose can be used for a number of different purposes ensuring that service provision to the public is maintained. Meanwhile properties (or the land on which it sits) that become surplus to requirements can be used for a different purpose- perhaps meeting a housing need or contribute to future Council savings targets.

The purpose of this PAMP is to explore the challenge that the Council faces and what options are available. A priority is to collect the required data to take decisions that are both right financially and meet the needs of local residents.

The purpose of this Property Asset Management Plan (PAMP) is to set out the Council's plans for the management of its **built non-domestic property assets**.

It forms part of a wider Corporate Asset Management Plan (CAMP) and is one of a suite of asset management plans used to manage

the Council's property and land assets e.g., council fleet, open spaces, housing and IT assets.

The Property Asset Management Plan aligns with the priorities of the CAMP which aims to deliver improved outcomes for the people of East Renfrewshire.

CAMP priorities are to:

- Retain or acquire only assets that are necessary and appropriate to our needs;
- Centralise Repairs and Maintenance budgets for improved financial visibility;
- Maximise utilisation of assets and match fitness for purpose with our needs;
- Optimise value for money in investment;
- Improve the condition of our assets through life cycle management;
- Comply with all statutory regulations;
- Redesign services to enable agile working, where it adds value to our services; and
- Explore opportunities for asset sharing with other public sector partners.

This plan builds on the achievements of the previous plan including the work completed within the past 12 months and sets out the framework for the next 12 to 24 months in developing our strategy to improve management and use of our key assets.

The management of our property assets is complex with several elements for consideration to ensure they are fit for purpose – these include the financial situation, Net Zero considerations, and levels of usage and customer needs.

These factors, when taken together, will assist the Council in developing a route map for the future that meets these objectives and needs.

In order to deliver on these priorities, the Property Asset Management Plan covers:

- What properties the Council owns;
- What they are used for;
- The legal framework in which they operate;
- The future challenges;
- How these challenges will be met; and
- How we will assess which buildings to retain, which to dispose and which to replace leading to compliance with zero emissions by 2038.

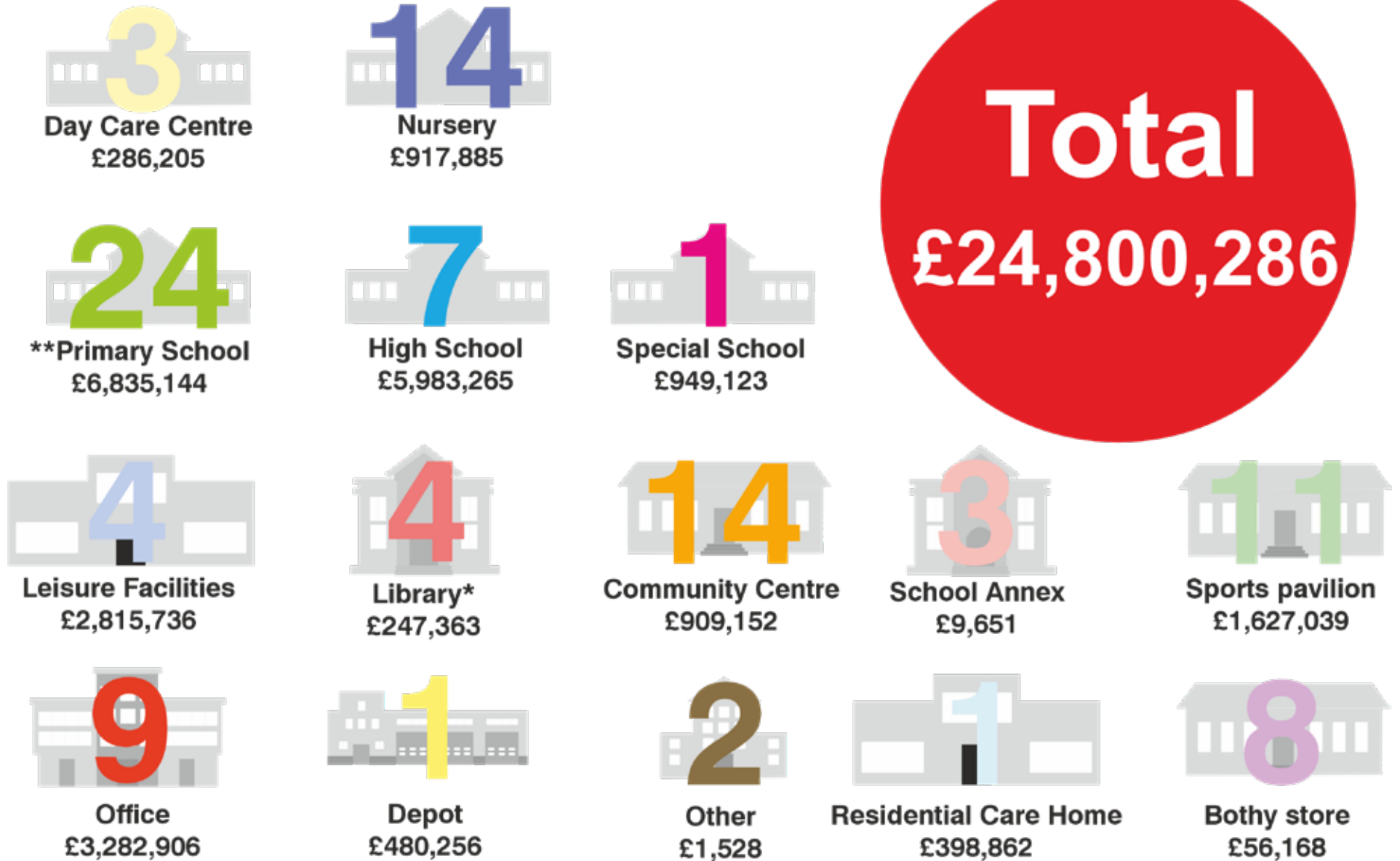
Total Number of Property Assets



Non-operational assets are those used to support local business needs and economic development. Operational assets are those used to directly support service delivery.

Total Cost 2020-2022

Number of properties and total cost per property type (Capital + Maintenance + Energy)



* Libraries are standalone buildings and do not include libraries that are hosted within other buildings

** Some primary schools share buildings and/or are part of a campus



Capital expenditure/investment

Per annum average of the last three financial years 2020/21-2022/23

£1,681,436



Maintenance/Compliance expenditure

Per annum average of the last three financial years 2020/21-2022/23

£2,157,116



Energy usage and Costs

Per annum average of the last three financial years 2020/21-2022/23

54,571,517 kWh - £4,428,210



Average EPC Rating across the estate

A score of 69-80 out of 100, with 100 being a very efficient (with low running costs) building)

C



Carbon Emissions

Current emissions 2021/22

10,823 tCO₂e

**Excludes new build properties*

Our vision is to provide buildings which are:

- Well-maintained;
- Suitable for their purpose;
- Compliant with legislation;
- Energy efficient and efficiently maintained; and
- Progressing towards zero emissions and decarbonisation of buildings.

Our property assets are key to delivering services to the public. Maintaining, adapting, and constructing new build assets accounts for a considerable proportion of the Council's revenue and capital expenditure. Therefore, the development of a property asset management plan is crucial to enable effective deployment of revenue and capital resources to ensure clear alignment to the Council's strategic goals.

This Property Asset Management Plan (PAMP) sets out East Renfrewshire Council's approach to the management of the Council's non-domestic built assets in 2024 and 2025. This PAMP will focus on the need to lay a solid foundation to put the Council in the best position to meet future challenges. In particular, the Scottish Government's Heat in Buildings Strategy targets all publicly owned buildings to meet a zero-carbon emissions heating requirement by 2038. Whilst this is a non-statutory target, many of our planned actions over the next two years will provide us with better information to make informed decisions about investment and future management of our built assets to meet this goal.

The 2024-2026 PAMP supersedes the previous version which was adopted and approved by the Council in 2019.

East Renfrewshire Council acknowledges that to achieve [The Vision](#) is going to be challenging due to several factors:

- Many properties are not designed for modern needs or changing requirements for service delivery;
- Many properties are not energy efficient;
- Recent increase in utility costs have made all properties more expensive to heat and power;
- Many properties, common to many local authorities, have a maintenance backlog;
- Limited and reducing availability of both financial and people resources present challenges to the effective maintenance of our properties;
- Lack of up-to-date data to assist decision making on what assets are needed;
- Decarbonising properties i.e., moving to low or zero- carbon heating systems is both technically and financially challenging; and
- Inflationary rises in materials' costs are making property maintenance increasingly expensive.

Given the extent of the challenge, this PAMP offers a coherent, manageable and flexible approach which acknowledges that we cannot do everything at once. In addition, regulatory and statutory changes at both a UK and Scottish Government level may occur even throughout the life of this short plan which may then affect how we manage and improve our property assets. A review of this PAMP in 2025 will ensure that we are adapting to any changes, as required.



Whilst maintaining a portfolio of varying property types has always been a challenge for local authorities, the need to decarbonise our public buildings has significantly increased the scope and scale of this challenge.

It is no longer sufficient for a property to be well-maintained and meeting the needs of its customers. While not a legal requirement, the Scottish Government's Heat in Buildings Strategy published in October 2021 states that the public sector must demonstrate its commitment to transforming Scotland's buildings by taking early and sustained action to decarbonise the public sector estate and improve the energy performance of all public buildings. All publicly owned buildings are to meet zero emission heating requirements by 2038. The Scottish Government plans to develop a series of phased targets starting in 2024 but at the time of writing these are not available.

This means that all energy usage must be closely monitored, and properties may also require:

- Gas boilers to be replaced with lower carbon heating systems;
- Render and roofs replaced with a product that provides better insulation;
- Windows replaced with more energy efficient window units; and
- Installation of solar panels on roofs.

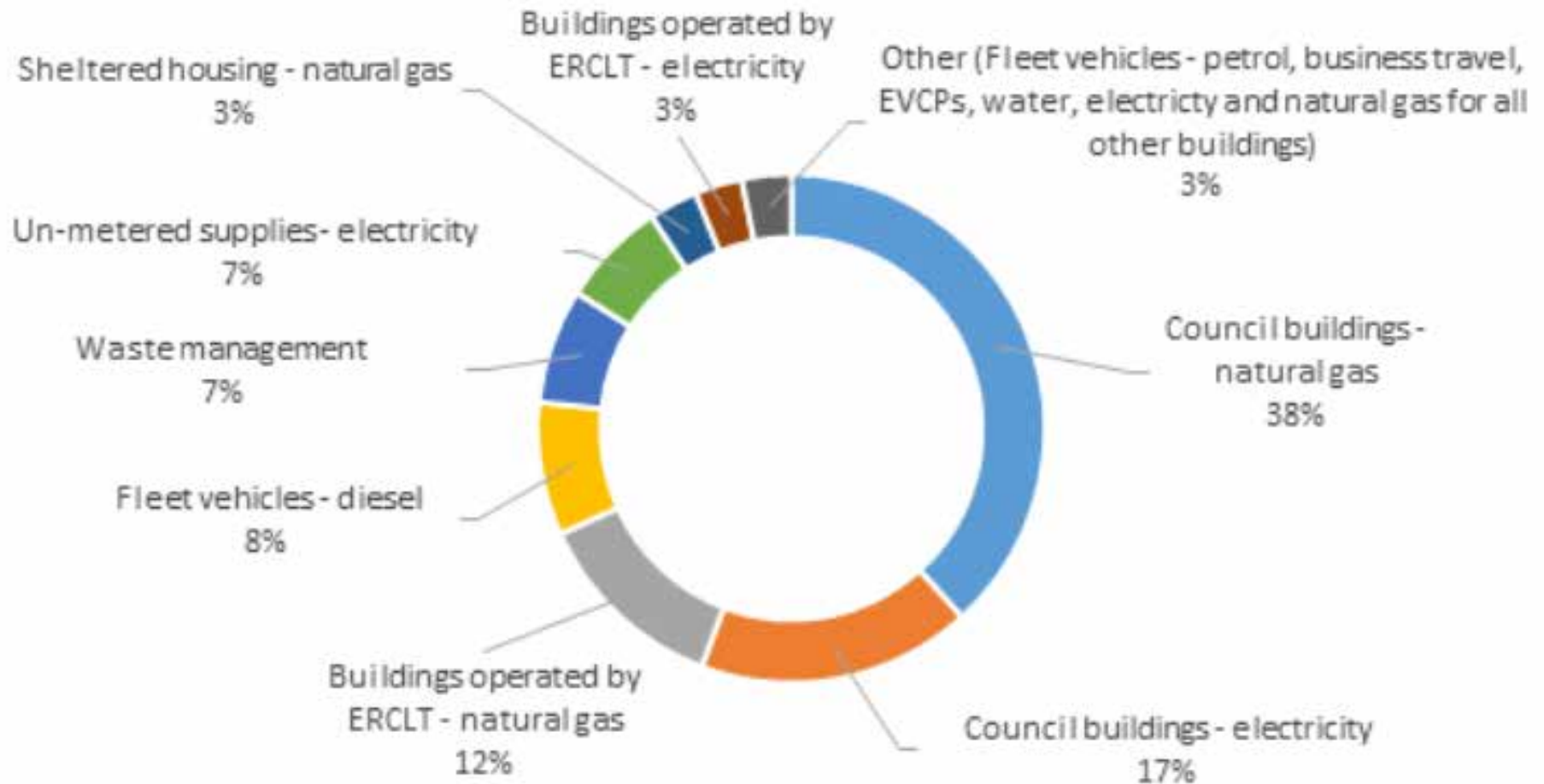
This is a challenge in terms of logistics, (e.g., some schools may need pupils and staff to be decanted); technology (there is still debate as to which products or technologies are the most effective); and finance (costs are currently prohibitive for decreasing public sector finances).

East Renfrewshire Council are working with a range of public sector partners (other local authorities and national bodies) to ensure that this challenge is met appropriately.

Significant investigative work has been undertaken in the last twelve months to ensure that East Renfrewshire Council will be well-positioned to understand and meet these challenges.

Carbon emissions from East Renfrewshire Council's non-domestic built assets were 10,778 tCO₂e in 21/22 (the most recent verified data) and represented the largest source of overall Council emissions.

Council emissions 2021/22 (% of total)



The Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 requires local authorities to reduce overall emissions by 75% by 2030 and to achieve net-zero by 2045. This will not be achieved without addressing the carbon emissions from our buildings.

This PAMP prepares the foundation for the first interim target of 2030.

In Scope - What properties does this PAMP cover?

East Renfrewshire Council owns 220 non-domestic assets. These are broken down into 'operational' and 'non-operational' assets.

'Operational'

Operational assets are those that are used to directly support Council service delivery and includes those operated by partner organisations, e.g., East Renfrewshire Culture and Leisure Trust (ERCLT).

There are currently 106 operational buildings in the Council's estate and the 106 properties are the focus of this PAMP 2024-2025.

This is fewer than covered in the previous PAMP because several built assets have been demolished or leased. The previous PAMP also included non-built operational assets such as car parks, recreation grounds and cemeteries which are excluded.

We have split our properties into fifteen types:

1. Primary schools (24) *
2. High schools (7)
3. Special school (1)
4. Nurseries & family centres (14)
5. Day Care centres (3)
6. Leisure facilities (4)
7. Community centres (14)
8. Standalone Libraries (4)
9. Offices (9)
10. Depots (1)
11. Sports pavilions (11)
12. Bothy/stores (8)
13. Residential nursing home (1)
14. School annexes (3)
15. Other (2)

** Some primary schools share buildings and/or are part of a campus and may include nursery classes*

'Non-operational'

Non-operational assets are those used to support local business needs and economic development, e.g., leased out industrial units or third sector accommodation and provide the Council with a revenue stream. It also includes commercial and retail units which are held on the Housing Revenue Account but responsibility for managing income and maintenance sits with Property Services. This category can sometimes be referred to as the investment portfolio.

As the landlord/owner of 'non-operational' properties, the requirement to meet carbon emissions targets is the responsibility of the Council, and not the tenant.

This short term PAMP does not include detailed information on 'non-operational' properties, i.e. mapping and a property scorecard for each one.

However, there is an action to undertake an assessment of whether this portfolio should be retained or disposed of, either fully or partially and, if retained, whether it could and should be managed differently.



Out of scope- What properties and assets does this PAMP not cover?

Land

Areas of land that are owned by East Renfrewshire Council are not currently included in this PAMP. A review of these land assets including servitudes and wayleaves agreement currently being managed by the Council will be included within the next PAMP.

These exclusions are in line with the objective to take a coherent, flexible and manageable approach to property asset planning given the scale of challenges.

Social Housing

East Renfrewshire Council owns and manages 3144 houses and 149 associated lockups/garages. These are covered by the Housing Asset Management Plan and are excluded from the PAMP.

The wider Corporate Asset Management Plan (CAMP) prioritises retaining or acquiring assets that are necessary and appropriate to the Council's needs, and maximising utilisation of assets. This means, that with respect to each of our properties we need to ask:

- Is this property needed for the delivery of a service or could it be disposed of/ used differently?
- Is this property fit for purpose?
- Is this property well-maintained?
- Is this property energy efficient?
- What is the expected lifespan of this property?
- Can it meet the net-zero building target?
- What investment is needed?

Answering these questions can be both technically challenging and subjective. For this reason, there is essential preparatory work that needs to be undertaken. Much of this has been initiated in the last 12 months and further work is planned for the next 12-18 months and is the basis of this PAMP. The initial focus will be on schools, offices and leisure facilities followed by community centres and libraries.

Each operational property has been given a score card which details when it was built (if known), suitability for its current use (if known), its condition, EPC rating (if known), carbon emissions and current expenditure. Expenditure is broken down to show recent capital investment and running costs. i.e. utility bills, reactive maintenance/ compliance expenditure.

Suitability and condition ratings can be subjective and the methodology for these will be scrutinised over the next 12-18 months as an action within PAMP.

Appendix A has a score card for each property, grouped by geographical area and property type.

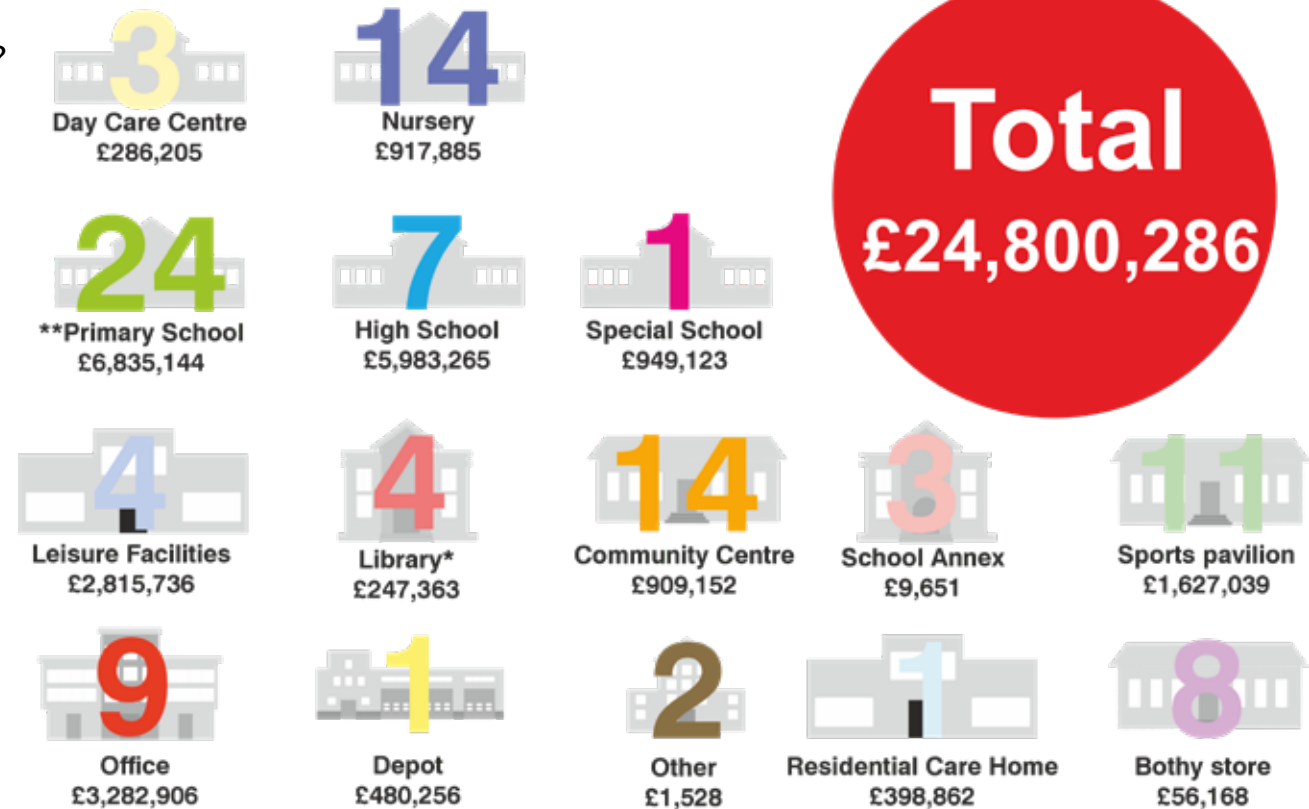


In recent years, most significant property investment has been confined to capital projects delivering new schools, nurseries and family and Early Years Centres and our approach to building maintenance, in common with all local authorities, has been mostly reactive.

A shift to a planned preventative maintenance model is desired with building fabric and key mechanical and electrical (M&E) elements e.g., heating/cooling and electrical infrastructure being replaced before significant issues occur which could disrupt service delivery. Such an approach has proven to be an effective method for ensuring planned replacement of key building elements before point of failure in order to minimise disruption and ultimately cost.

This requires the Council to commit to adopting a more structured approach.

What has been spent in the last 3 years?



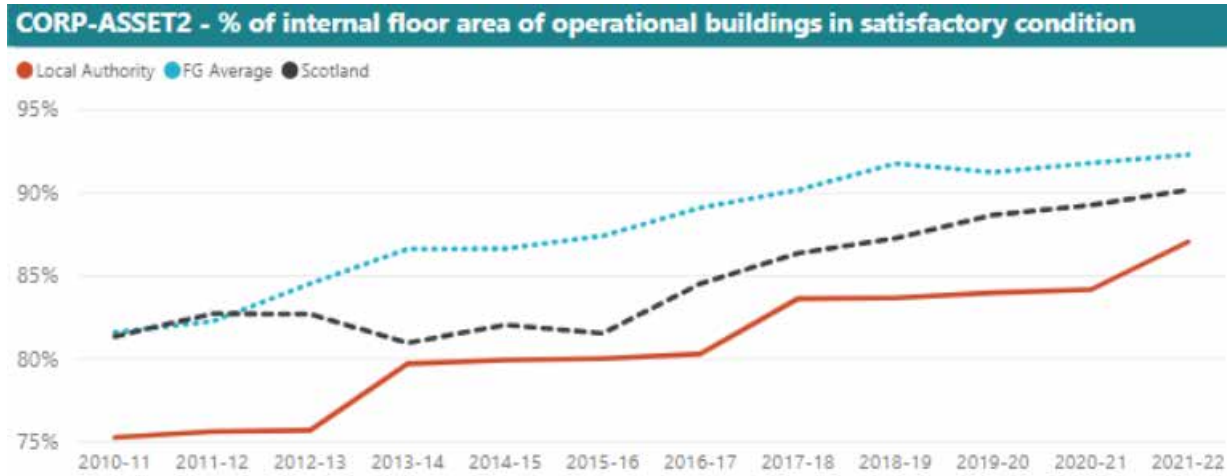
* Libraries are standalone buildings and do not include libraries that are hosted within other buildings
 ** Some primary schools share buildings and/or are part of a campus

The Council currently reports on a national set of performance indicators through the Local Government Benchmarking Framework (LGBF) and the Society of Local Authority Chief Executives (SOLACE).

The graphs below show East Renfrewshire’s performance in terms of suitability and condition in relation to average local authority performance over the past decade in relation to school buildings. It should be noted that the two indicators are self-assessed and are subjective.



CORP-ASSET1 - % of operational buildings that are suitable for their current use												
	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Local Authority	75.6%	76.9%	78.6%	79.5%	78.0%	78.3%	80.7%	82.6%	84.1%	84.2%	84.5%	84.7%
FG Average	82.7%	85.2%	86.3%	87.9%	87.8%	88.9%	89.7%	88.0%	87.8%	87.6%	88.0%	89.3%
Scotland	73.7%	74.8%	75.9%	78.2%	79.0%	79.6%	79.8%	80.8%	82.1%	82.5%	82.3%	85.3%



	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Local Authority	75.2%	75.6%	75.7%	79.7%	79.9%	80.0%	80.2%	83.6%	83.6%	83.9%	84.1%	87.0%
FG Average	81.6%	82.2%	84.5%	86.6%	86.6%	87.4%	89.1%	90.1%	91.7%	91.2%	91.7%	92.2%
Scotland	81.3%	82.7%	82.6%	80.9%	82.0%	81.5%	84.5%	86.3%	87.2%	88.6%	89.2%	90.1%

**FG average =family group average. To understand why variations in cost and performance are occurring, councils work together to ‘drill-down’ into the benchmarking data across service areas. This process has been organised around ‘family groups’ of councils so that we are comparing councils that are similar in terms of the type of population that they serve (e.g., relative deprivation and affluence) and the type of area in which they serve them (e.g., urban, semi-rural, rural).*

It should be highlighted that the performance measure for suitability is based on primary and secondary schools only and as such, further action is required for indicators to be used meaningfully by the Property Team i.e., to track performance in buildings’ management.

The current definitions commonly utilised for condition grading on a scale of A to D are as follows;

- A - Good.** Performing well and operating effectively.
- B - Satisfactory.** Performing adequately but showing minor deterioration. Physical function performs adequately. May show signs of age.
- C - Poor.** Showing major defects and/or not operating adequately. Physical element does not carry out function effectively without continuous repair. Shows signs of age.
- D - Bad.** Economic life expired and/or risk of failure.

What has been done in the last 12 months?

A significant amount of preparatory work has been undertaken in the last 12 months to assist the Council with its journey towards a modern, fit-for-purpose property portfolio.

Several studies have been undertaken to provide the data to assist prioritisation of buildings in terms of targeting planned improvements and investment. These also include studies to assess the net-zero readiness of a selection of operational buildings to assist in developing a strategic approach for the overall property portfolio.

These include:

Flat roofs and boiler surveys

The first project to assess planned investment, focussed on the condition of the flat roofs of our education estate and the heating and hot water systems across the council's operational properties. Condition surveys have been carried out which have provided outline costs for replacement and which has allowed informed decisions to be made to prioritise those flat roofs and gas boilers most in need of replacement. A key part of this process is to consider which properties would in the future facilitate the installation of solar panels to provide opportunities for the council to benefit from renewable energy and to assess better zero/low carbon heating systems to replace those which are 'beyond life' expectancy and/or defective.

Funding of £4.2m over 4 years has been secured for Phase 1 of the replacement programme which commenced in April 2024.

This approach is required to limit the risk of service delivery interruption and to reduce multiple emergency call outs. Over time the Council would expect to see a shift towards greater investment in planned maintenance and a reduction in reactive maintenance.



Education Estate Decarbonisation Feasibility Study

Hub West Scotland Ltd. (HWS) were engaged to commission a review of 5 of the 45 schools within the Council's education estate in order to ascertain what fabric and mechanical and engineering (M&E) upgrades would be required over the coming years to meet the Net Zero target. The study sought a high-level cost analysis of carrying out the required works across the education stock over the period up to 2045, when the Council's net-zero target is to be met.

The study considered 5 different building types – a high school (St. Luke's), a new build (Isobel Mair), a multi-storey flat roof (Carolside), a single-storey flat roof (Crookfur) and a historic building (Busby) for which a m² rate was to be developed and extrapolated across the entire estate to provide a high level budget cost for the necessary upgrade works. The target standard was Passivhaus/Enerphit and the review provided details for shallow retrofit, deep-retrofit, full future retrofit and building replacement.



Passivhaus is a performance-based set of design criteria for very low energy buildings, which can help create buildings which use around 90% less energy than standard UK buildings.



The **EnerPHit standard** provides requirements for retrofit projects designed to maximise the thermal efficiency of the building and drastically reduce its energy consumption and heating requirements.

This piece of data collection is ongoing. Heat imaging studies and reports for three of the five schools has been concluded.

Climate Change Readiness Assessment of Offices

A third party was commissioned to carry out an assessment of 8 'core' office buildings. The buildings were to be assessed to understand the potential for implementing energy efficiency measures to reduce our carbon emissions from the buildings. This was a lighter touch review than the education estate decarbonisation feasibility study and acknowledged the further investigations would be required.

A capital investment of up to £30M across the 8 buildings would achieve emissions reductions against the 2019 baseline of 80% by 2030 and by 90% 2045, mainly achieved by removing gas heating systems and the decarbonisations of the electricity grid.

The Way We Work – Office Rationalisation

The Way We Work is a key project for East Renfrewshire Council, introducing a new hybrid workstyle and improving the work environment in our retained buildings. On the Eastwood side of the authority, a feasibility assessed the options for retention or disposal of either Eastwood HQ or Spiersbridge offices.

The results of a detailed Stage 2 RIBA Feasibility concluded that retention of Eastwood HQ provided the Council with the better value for money on a spend to save approach and provides opportunities to improve on the usable space within the building whilst extending the buildings useful life for another 20 years.

Options within the Stage 2 feasibility included undertaking substantive works to the office areas as well as the Civic Chambers which would provide additional flexible space for training, community events/meetings, seminar events, debating chamber for ERC schools as well as providing a more modern civic chambers for Council and Cabinet meetings.

Further approvals are being sought from Council to progress the design to Stage 4 RIBA Detailed Design to fully develop and cost the proposals. The Spiersbridge lease expires in February 2026 and the Council has approved the recommendation not to renew this lease. Whilst the Council continues to occupy this building, the building will provide decant space for staff when works are being carried out to HQ to accommodate the Spiersbridge staff who will relocate to this building.

Building the Neilston Learning Campus

This project brings together Neilston Primary, St Thomas's Primary and the Madras Family Centre into one new building on the site of the Neilston Primary School grounds. This major development project has provided opportunity for the Council to learn about building to much improved energy saving standards including insulation, airtightness, alternative energy sources and heat recovery. Through appointment of BDP architects and M&E engineers, Wallace Whittle, the Council has commissioned a building that will meet the top band of the Scottish Future Trust's (SFT) energy efficiency target at around 70 kWh/m²/p.a. This compares with a combined figure of 289 kWh/m²/p.a. for the current schools and family centre.

The new Neilston Campus is an all-electric building with no gas installed. Its total energy consumption is predicted to be 386,000 kWh/p.a. This will equate to a reduction of approximately 70% in consumption, reducing the kWh/m² of the combined schools from 289 to 70. This will reduce the combined carbon emissions of the building(s) from 243 tCO₂e to 75 tCO₂e per annum.

The Council is now well-positioned, should it be desired, to develop its own technical guidance to support the transition to sustainable, resilient, and energy efficient buildings that meet the needs of building users. The Capital Projects Team is currently looking into compliance with The Net Zero Public Sector Buildings Standard for future buildings. This is currently a voluntary standard, owned by the Scottish Government and applicable to public sector new build and major refurbishment projects. As well as considering operational energy performance, as described above, it looks to consider economic impact, embodied carbon, whole life carbon and environmental quality.



New Eastwood Leisure Facility

Whilst not as progressed as the major capital development at Neilston Learning Campus, the redesign/replacement of Eastwood Leisure facility is providing opportunity to apply energy efficiency principles to a different design requirement which includes a 25m by 8 lane pool, family pool, 4 court sports hall, gym and fitness studios with theatre. The Council has engaged Hub West Scotland to manage the project. The estimated energy consumption of this all-electric building is 360 kWh/m²/p.a. or 2,646,000 kWh/p.a. the current leisure facility and theatre consume 4,698,000 kWh/p.a. almost twice as much energy for a building some 40% smaller. Once the electricity grid is fully decarbonised the new Eastwood Leisure facility and Theatre will be zero carbon in terms of energy. However, as electricity is currently more expensive than gas the estimated cost of the new centre is £845,000 p.a. and the existing centre £480,000 p.a.



Neilston Leisure Facility

The initial designs for the replacement Neilston Leisure facility meet EnerPhit standard, the Passivhaus standard criteria for energy efficient operation of redeveloped buildings. EnerPhit is a performance-based set of design criteria for very low energy buildings, which can help create buildings which demand far less energy. Whilst the project was deferred in February 2024, a solid foundation for this project has

been laid with the next stage scoped and ready to start when appropriate. This will involve carrying out detailed modelling of the proposed building and how it would be used in order to estimate the level of energy demand.



The Net Zero Public Sector Buildings (NZPSB) Standard

is currently voluntary and applies to public sector new build and major refurbishment projects. NZPBS minimises construction embodied carbon, cuts operational energy use compared to current regulatory requirements and supports growth and flexibility of zero emissions energy supplies to set world class energy performance as a core objective

Reducing buildings' temperature:

A pilot project investigating whether a small reduction in temperature could result in notable carbon emission and cost savings, without impacting building users, was started in January 2023. Reducing the set temperature from 21°C to 20°C has had no impact on users.

For the pilot building, it was predicted that over 12 months, the temperature reduction would cut the annual gas bill by around £7,000. This would equate to a 22tCO₂e carbon emission saving. The project in fact saved the Council £10,156 and 27.7 tCO₂e with the higher cost saving due to the increase in gas prices from the previous year.

After the success of the initial phase of the project, other buildings will be considered for a reduction in temperature of 1 degree. Extending the pilot to a further 6 large buildings is estimated to save £70,000. One caveat on this estimate is that the level of savings will vary between buildings due to differing ages, insulation, and weather influences and savings can only be confirmed on adoption of the new temperature setting. However, long term, if the pilots prove successful, the temperature reduction could be extended to all buildings which could yield substantial cost and carbon savings and contribute to the Council's 2045 Net Zero goal.

Heat Networks Feasibility Studies

The Heat Networks (Scotland) Act 2021 requires local authorities to carry out a review of potential areas for heat networks. By supplying multiple buildings, heat networks avoid the need for individual boilers or electric heaters in every building and are also uniquely able to use local sources of low carbon heat which would otherwise go to waste. This could be from factories, the ground or even from rivers.

In May 2023 East Renfrewshire Council was successful in its bid to the Scottish Government's Heat Network Fund for a £100,000 grant to undertake detailed feasibility studies for two proposed heat network zones in Eastwood Park and Barrhead Main Street. Both areas include several key Council operational buildings.

Working with Zero Waste Scotland and Buro Happold (via the SG feasibility framework), the purpose of the feasibility study is to inform decision-making as to whether either project is viable on social, economic and environmental grounds.

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Data collation related to carbon emissions for each building

In recent months buildings' information that impacts on energy usage and subsequent carbon emissions has been collated and gaps identified. This information is reflected in the property scorecards and includes- building age, electricity usage, gas usage, LED installation (by %), EPC rating, windows age, roof insulation age etc. More work is required with gaps related to broader condition of property, including render/wall insulation and potential for solar PVs and heat pumps, to be addressed.

Along with client and customer data to be gathered around building suitability, stock condition data will inform prioritisation of future investment in buildings.

Evaluate what data we have for our properties

Data is key to evidence-led decision-making. It is essential that we understand the composition and condition of the key elements of a property such as roof, render, windows, heating systems etc. Through the studies being undertaken on our buildings, this data will be captured effectively and utilised to inform the decision-making process for future investment.

Stock Condition Data

Following on from the stock condition data gathered on our schools in relation to flat roofs and gas boilers, work has commenced in gathering condition data related to the fixed electrical/wiring installations in our schools. The wiring in many buildings will be beyond design life and will require investment to upgrade to extend the useful life of the buildings. Following the collation of this data a planned investment strategy will be prepared to enable funding to be secured.

It also is intended to gather stock condition data for the primary and secondary schools not included in the current work as part of the Education Estate Decarbonisation Feasibility Study in 2025/26. A key focus of this data gathering will be assessing what measures are needed to increase energy efficiency and to move towards our buildings being net-zero. The data that needs to be gathered will be identified in 2024/25 to ensure as much data already available is utilized and thereby reducing the cost of the surveys.

The remainder of the Council's property portfolio will be considered thereafter.

Energy Consumption and Emissions Data

Good progress has been made in terms of gathering and collating energy consumption carbon emissions data from our buildings. The intention now is to follow up with some closer analysis and to cross-reference this with buildings' use and design features to better understand what measures, may be effective in reducing energy consumption. For example, where we have two buildings that provide a similar function and operate similar hours, but carbon emissions and energy costs vary significantly, we will look at what building elements and/or building users' behaviours are potentially causing the variation. This will also be used to prioritise which buildings require to be addressed first, i.e., where can we gain the most benefit from any investment made to reduce carbon emissions.

Customer Data

A notable gap in data relates to non-technical information such as customer/client satisfaction in terms of our buildings and an understanding of their fitness-for-purpose and current use, both in terms of how many people use a building, how the space is used and at what time of day. Measures will be implemented to refine this data.

Financial Data

Financial information related to utility costs, reactive and planned maintenance, compliance and major investment works is captured but additional analysis relating expenditure to building type and use would be beneficial.

As above, this is about bringing together the various data streams to inform the decision-making for future investment. For example, by looking at the investment and running costs of each building and how it is used, we can begin to explore what is costly to maintain and operate, against the service or benefit it provides. It also allows interrogation of what building elements/types give rise to more significant costs and may also indicate areas of under-investment that require prioritised attention. This financial data will also assist in informing which buildings could be surplus to requirements and could be disposed of.

Re-establish Programmes of Planned, Preventative Maintenance (PPM) across the major building elements within the portfolio.

Utilising the stock condition data, there is a need to re-establish programmes of PPM across major building elements.

Flat Roofs Replacement Programme

Roofing is a major concern for the Council as the roof has a significant effect on the continued operation of buildings to maintain service delivery. Funding for major replacement has reduced annually in real terms and a phased programme of roof replacement is required. This will address concerns relating to the roof fabric of our buildings and the potential for failure leading to service disruption.

This programme would ensure more cost efficient and energy efficient buildings with reduced running costs. This programme will consider the current energy performance of buildings alongside other energy efficiency measures. Where suitable the installation of roof-top solar arrays will be considered and will form a key part of the process.

Gas boiler replacement programme

To avert the risk of critical failures that prohibit the Council from delivering services from their buildings, defective and 'beyond life' gas boilers need replacement. A phased replacement programme is planned to identify and replace a number of units over the next three years. As above, this will acknowledge other energy efficiency improvements and where appropriate, consider zero/ low carbon heating systems.

Improve suite of performance management measures

As noted at section 10 the Council currently reports on a national set of performance indicators through the Local Government Benchmarking Framework (LGBF) and SOLACE.

% of operational buildings that are suitable for their current use; and

% of internal floor area of operational buildings in satisfactory condition.

An action to be taken in the next 12-18 months will be to review current and potential performance indicators to ensure accurate and useful measures.

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Develop an Energy Consumption Reduction Programme (Behavioural Change)

As part of the programme of reducing carbon emissions it is important that the PAMP prioritises energy conservation i.e., buildings only use the minimum energy required. To do this well we will need to gather temperature, energy usage and emissions data by building on a regular basis, i.e., at least once per month. This will allow us to see and therefore tackle poor behaviours and/or processes which are leading to energy wastage.

A defined project will be scoped which will aim to reduce energy consumption in each building by monitoring usage and identifying opportunities for changes to procedures and habits. This is likely to include turning down heating, heating buildings only when required, switching off lighting and equipment, etc. These actions will also be designed to achieve cost benefits.

Develop an Energy Efficiency Policy (Building Fabric Investment)

In addition to reducing energy wastage through behavioural change it is necessary to also improve the efficiency of buildings and equipment. The ‘fabric first’ approach is the recommended route to address heat loss and reduce energy use and indeed is a prerequisite to retrofit using low carbon heating systems e.g., heat pumps.

A policy would seek to clearly define the energy efficiency standards and building codes that the Council seeks to achieve when considering insulation, thermal efficiency, heating and cooling systems and renewable energy options. This may also include adoption of smart technologies, i.e., remote lighting, heating and cooling controls, which could also optimise building users’ comfort.

Importantly, the policy would seek to define an investment decision-making matrix for these key building elements. This will seek to balance the extent of carbon reduction against the economic viability of measures to be implemented. The matrix would be applied to data gathered for each building and would inform an evidence-based energy efficiency improvement plan for operational properties to be retained.

Development of an energy efficiency policy will also facilitate the transition towards a planned, preventative maintenance regime and help to identify which properties should be retained or disposed of.

The policy could also define frequency of energy audits and benchmarking of buildings to identify energy-saving opportunities and tracking progress.

Develop a policy for reduction of single use assets

In many cases, it is acknowledged that single-use facilities do not deliver best value for money. Diversifying use can provide buildings with additional opportunities to increase utilisation and thereby optimise community value. The Council proposes to consider the rationalising of single-use facilities in two key ways:

By exploring the potential for additional out-of-hours use of existing assets, e.g., use of school halls as community halls; and

By exploring whether additional alternative methods of service delivery are possible, i.e., adopting digital technology to reduce or even eliminate floor space requirements.

It is acknowledged that where rationalisation of this type is proposed, careful consideration must be given to several factors including building age, cost of intervention, and the potential to explore possible shared arrangements without compromising the specific needs of services being brought together. Using the data from the various data gathering exercises outlined above, full consultation will be carried out and will engage with clients and building users.

Develop a Buildings' Retention Strategy

The principal drivers for development of a buildings' retention strategy are to support service transformation, modernisation and overall cost reduction. Beyond simply identifying the requirement for a building, a complex options appraisal needs to be undertaken to inform the Council's 'decision to retain or divest.' This can include potential savings, title restrictions, service delivery needs, regeneration and opportunities for alternative usage.

The Council's priority buildings for investment has been its schools and nurseries, a small number of offices and leisure facilities. The remainder of the Council's operational property portfolio will be reviewed. A buildings' retention strategy will be developed which will assess if any services, currently delivered through other buildings, can be delivered through the priority buildings instead.

Review the Asset Disposal Process

The Council will review its current asset disposal process. A key part of this review is to ensure that the process accords with Community Asset Transfer (CAT) under Part 5 of the Community Empowerment Act (Scotland) 2015. The process will also seek to meet the needs of third sector partners.

Exercise of the Community Asset Transfer power has been limited within East Renfrewshire to date but could potentially allow the Council to divest certain assets whilst still maintaining community benefit. Careful planning and a commitment to meeting our communities' needs will be essential for this to be a successful component of our Asset Disposal Strategy and will require significant resource and expertise.

Review the Net Zero Public Buildings Standard

As outlined in section 12 above, the Net Zero Public Buildings Standard is currently voluntary and public bodies are not legally required to adopt this high level of energy of efficiency targets within buildings. However, adoption of the standard may lead to improved progress towards net zero and may be desirable. This decision- if, and when, to adopt- will be dependent on many factors and a fuller understanding of the broader implications will be considered.

CO2 and Temperature Monitors (+internet of things)

In October 2020, a project to install CO2 and temperature monitors in all High Schools, Primary Schools and Nurseries was successfully completed. This included installing one monitor per room, with larger open spaces having two monitors if more than 100m2. The monitors are linked to a web-based platform, Nova Scene, which is centrally accessed by Property Services. The system ensures officers can monitor air quality and temperature by regularly reviewing the system and investigating anomalies as appropriate.

Consideration has been given to further utilising the system. This would involve fully integrating Nova Scene into the heating system, meaning heating could be centrally controlled as well as monitored. A cost analysis is due to be undertaken that will assess whether savings from reduced site visits, and better heating management outweighs the cost of installing the equipment needed. If feasible, the system could significantly reduce operational costs and carbon impacts by increasing heating management efficiency and reducing travel by property maintenance team.

LED Installation

A three-year plan will be developed for installation of LEDs in all buildings to be retained, which have not yet benefitted from this key energy consumption reduction measure. Costs will be defined to inform funding requirements with works to get underway from 2025 if internal and/or external funding is made available.

Heat networks potential development

Depending on the findings from the detailed feasibility studies being undertaken on proposed heat network zones in Eastwood Park and Barrhead Main Street further pre-capital funding may be sought from the Scottish Government's Heat Network Fund. This funding would seek to develop Outline Business Case(s) and provide further technical, financial and legal advisors to inform delivery of heat network zones. Should Eastwood Park heat network be taken forward, this work will closely align with the proposed new leisure facility.

Redesign of Barrhead & Eastwood HQ

Both Barrhead and Eastwood HQ offices have been assessed as core buildings for the Council and projects have commenced relating to the redesign of these buildings to improve the working environment, improve the flexibility of design and layout and to create modern workplaces which retains staff and encourages new staff to come and work for the Council. Barrhead re-design commenced in early 2024 with works expected to commence on HQ towards the end of 2024 to tie in with the lease expiry of the Spiersbridge building in February 2026.

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Depot Upgrade Project

The Council's only depot in Thornliebank is facing significant challenges in relation to meeting the targets for net zero. With high demand on space within the depot, the challenge of moving to an electric fleet means that an overall review of the depot requires to be undertaken to determine how best this challenge can be met.

The review will assess current users' requirements and will assess the utility capacity in the area alongside exploring options to redevelop the depot, relocate the fleet to another location or build a new larger depot within East Renfrewshire.

Options appraisal of the management of commercial assets

East Renfrewshire Council has 80 commercial properties available for rental. A commercial property is an asset that is available for rent at a market rate. This property portfolio is currently managed by the Council. In the next 24 months the Council will undertake an assessment of whether this portfolio should be retained or disposed of, either fully or partially and, if retained, whether it could and should be managed differently.

The Third Sector

Some council properties are leased by the third sector. The third sector is an essential partner for local authorities in delivering much needed services to the public. A number of these properties are leased at non-commercial rates to third sector partners who provide a variety of services, e.g., food bank, community groups etc.

The Council will undertake a review of the property-related support that it provides to the third sector and the terms under which this support is provided.

Review of Land Assets

A review of these land assets including small development sites, servitudes and wayleaves agreement currently being managed by the Council will be included within the Action Plan.

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Income generation through Net-Zero

The Council's land and property portfolio, as well as incurring a potential cost for the Council, can be a potential generator of income, especially in relation to renewable electricity. Potential sources of income generation will be explored either by the Council itself or in partnership with other organisations.

Local Development Plan 3 (LDP3)

Cross departmental collaboration will be required to ensure the Land Asset Review, Asset Disposal Strategy and other project development inform and link with the LDP3 preparation process.

To take forward our plans for the next 18 months, there are number of dependencies. These are:

Technical & specialist knowledge

Several key projects require a level of technical and specialist knowledge that the current Property Services team do not have. As such investment will be required to fund and/or attract this level of technical and specialist knowledge. It is envisaged that this will be through recruitment of additional staff or appointment of consultants as required.

Staff training

Existing staff require to be trained in new and evolving technologies in order that they have confidence in both undertaking low carbon and renewables projects and delivery of energy efficiency improvements; and assessing reports, options appraisals and business cases provided to the Council by consultants. Establishing and building a level of in-house expertise is crucial and as such, a defined training plan by job role will be developed with mandatory continued professional development (CPD) time allocated for this purpose. This will ensure that we have a workforce that can deliver on the Vision and Net Zero.

Funding availability

Financing the works required is a key challenge. It is acknowledged that council funds alone, through capital programme allocation, are unlikely to meet the scale of investment required in the coming decades. Therefore, additional sources of funding, whether this is in the form of government grants and loans for decarbonisation activity, or through other forms of partnership and alternative delivery mechanisms, will be explored.

Cross Departmental Collaboration

Staffing resources will need to be made available from other departments and the East Renfrewshire Culture and Leisure Trust (ERCLT) to take part in policy development around asset usage and disposal and energy usage.

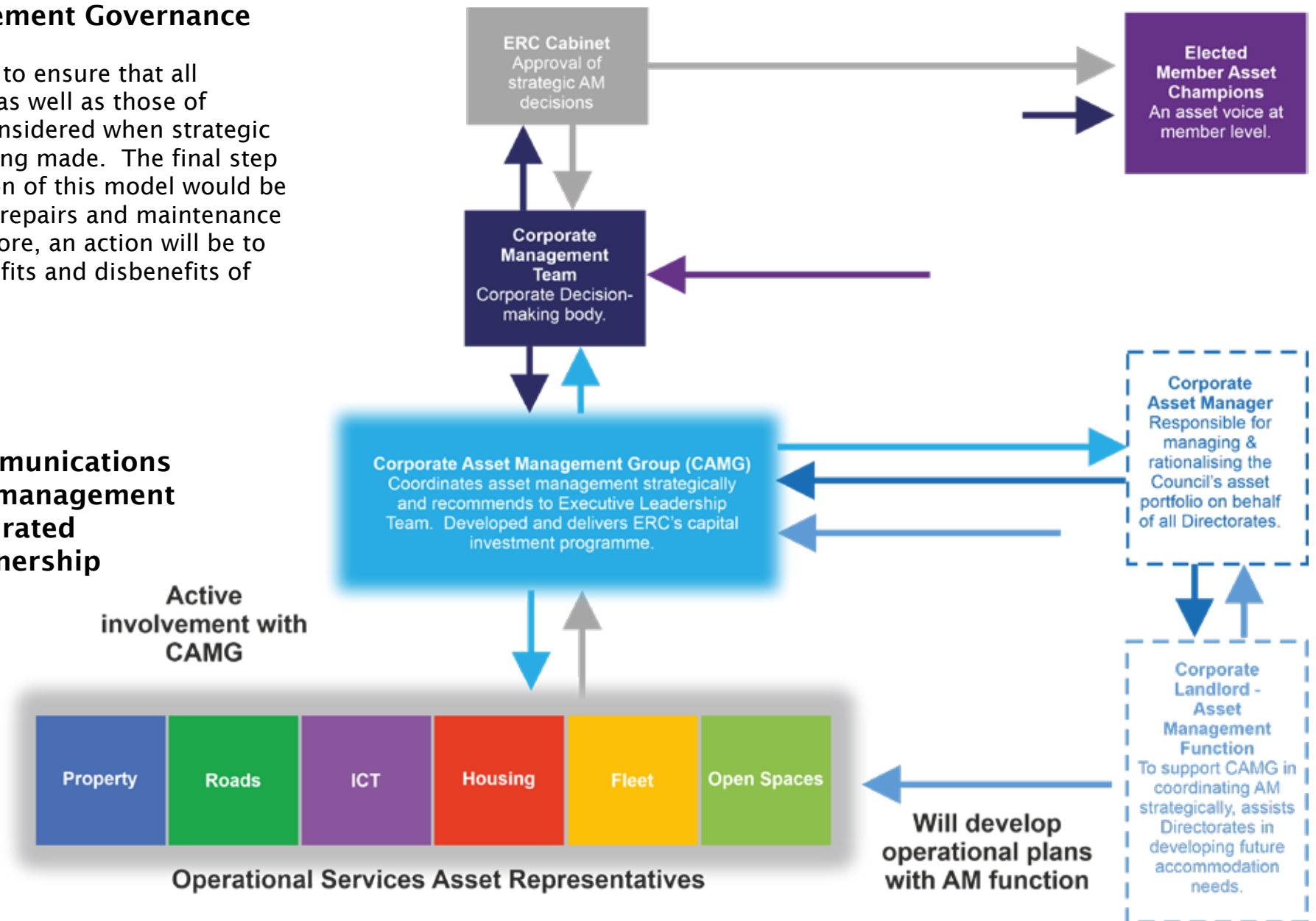
Distributor Network Operator (DNO) Engagement

Progress on a number of key projects will require close engagement with Scottish Power Energy Networks (SPEN) who own and operate transmission of electricity from the grid to power our buildings. With increasing electrification of heating and the need to charge the Council's growing EV fleet, the successful delivery of the PAMP will be dependent on maintaining a strong relationship with our DNO and developing a full understanding of the technical and cost implications of increasing power capacity to our property assets.

Asset Management Governance

This model aims to ensure that all services' needs, as well as those of residents, are considered when strategic decisions are being made. The final step in implementation of this model would be to centralise the repairs and maintenance budgets. Therefore, an action will be to explore the benefits and disbenefits of taking this step.

Principal communications of ERC asset management through integrated corporate ownership



Corporate Asset Management Group (CAMG)

The CAMG is a non-decision making, cross-service group which promotes corporate governance and consistency in relation to the approach to capital projects. The group co-ordinates responses to the Capital Investment Strategy (CIS), which in turn influences and determines corporate decision-making on capital expenditure.

The group also provides a forum for the monitoring of current and future capital projects within the corporate 10-year capital programme, and annually processes new Capital Programme Appraisal (CPA) forms, with recommendations put forward to the Corporate Management Team (CMT).

Additionally CAMG provides oversight of the Council's Asset Management Plans, with the Corporate Asset Management Plan (CAMP) being the leading hierarchical document that the suite of AMPs, including Property, Housing, Roads, Open Space, ICT and Fleet, refer to.

Performance Monitoring

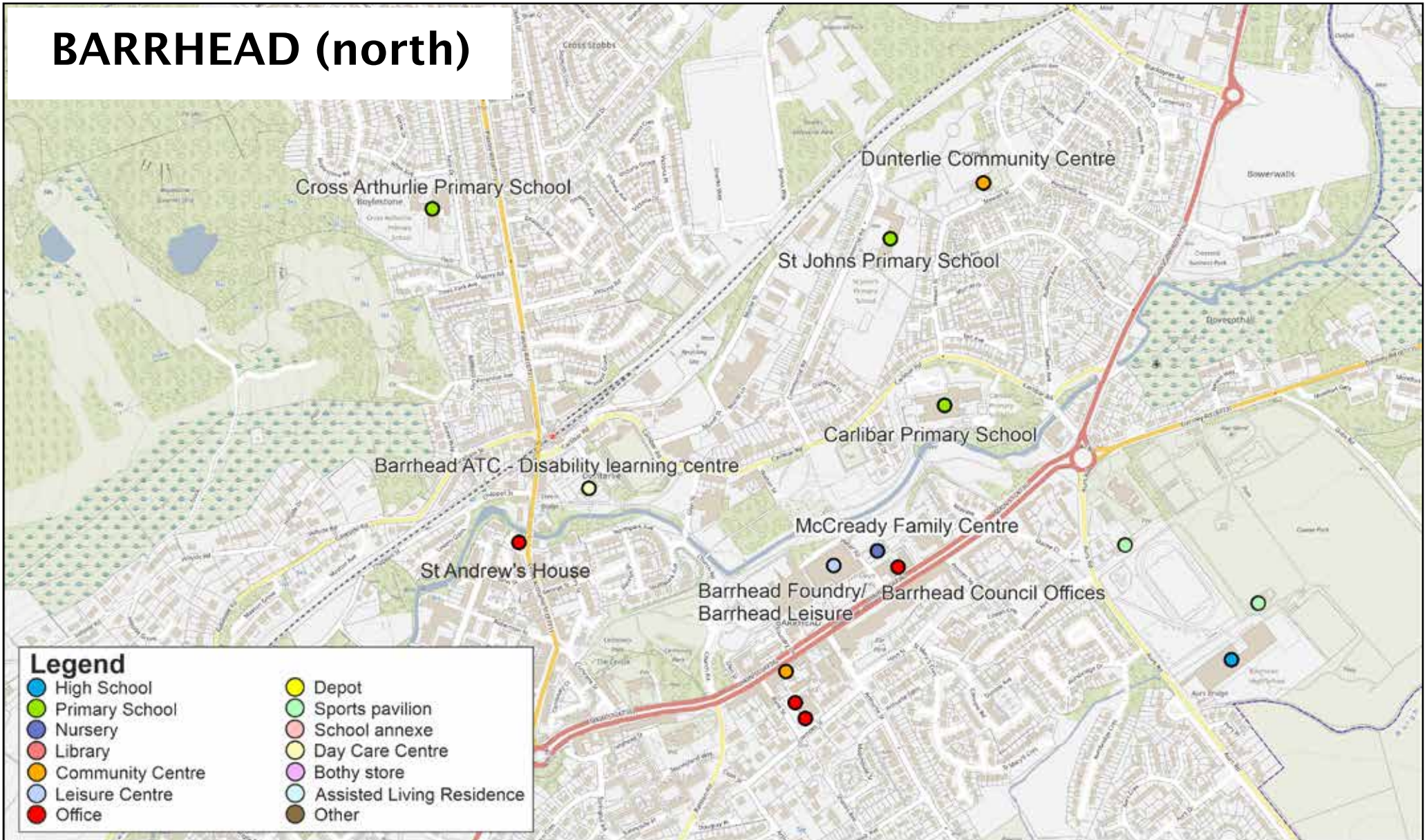
The Performance Management arrangements in relation to capital projects are part of the remit of the service representatives on CAMG as well as the various Heads of Service. Arrangements for performance monitoring and review include:

- Detailed management and monitoring of the Capital Programme
- Review and challenge of any slippage and variance in the Capital Programme
- Undertake a closure review of completed capital schemes to include lessons learned
- Obtain feedback from stakeholders to facilitate continuous improvement

For this PAMP to achieve its objectives, its ambition needs to be accompanied by year-on-year delivery of significant, meaningful, and measurable benefits to the Council and the residents of East Renfrewshire. This will require monitoring more than just capital projects and capital expenditure monitoring by the CAMG. A suitable forum will be sought where the gathered data related to energy usage, costs and carbon emissions by building, by month can also be tracked.

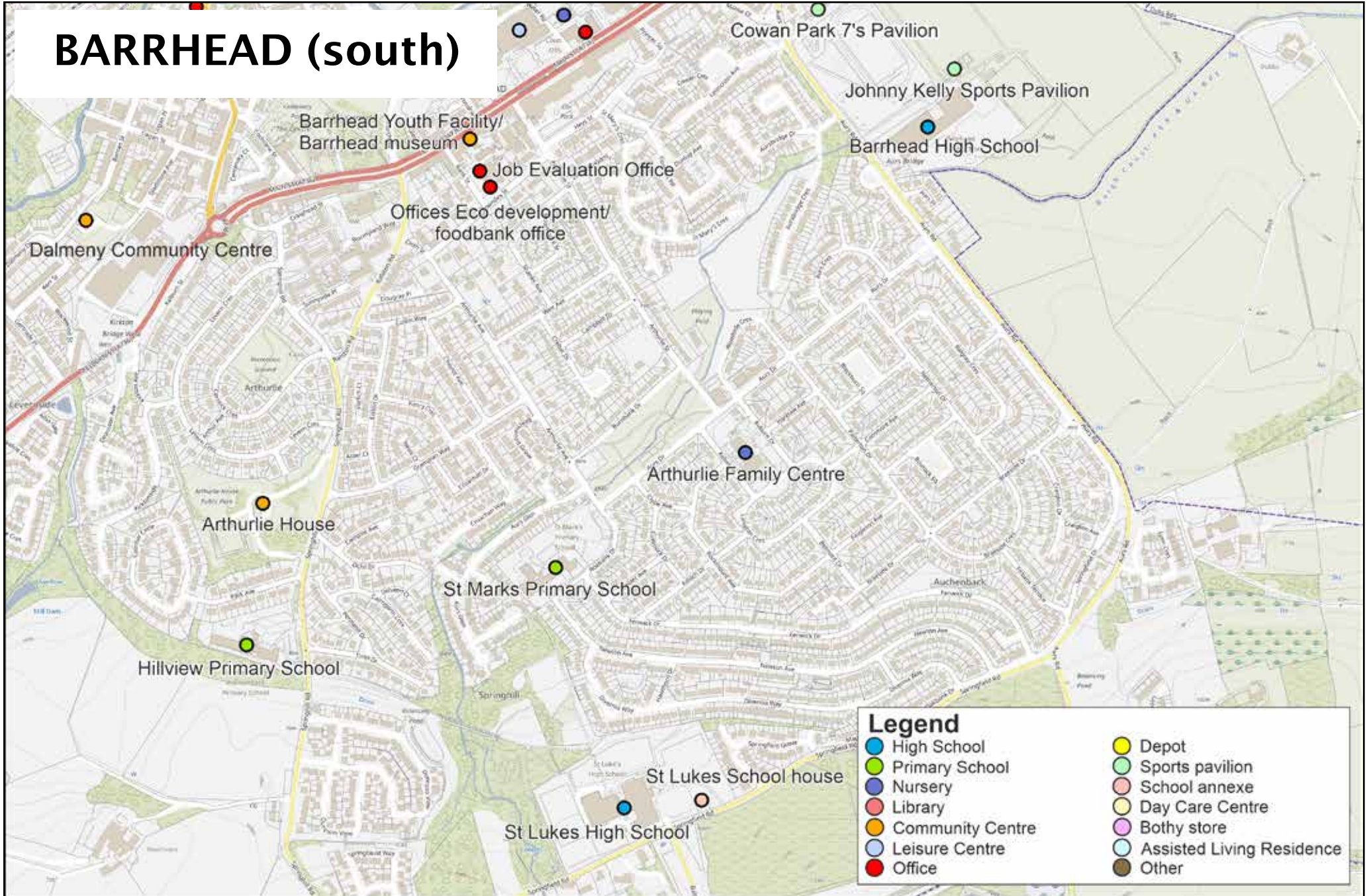
The Council needs to be capable of demonstrating these benefits through its own performance measures and to satisfy both external scrutiny and comparison against external benchmarks such as LGBF, SOLACE and Association of Public Service Excellence (APSE).

BARRHEAD (north)



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BARRHEAD (south)



Name	Building Age	Suitability	Condition
Arthurlie Family Centre	2018	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
1,350 m2	Nursery	B	41.2 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£3,545	£14,876	£18,881	



Name	Building Age	Suitability	Condition
Arthurlie House	1900		D
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
725 m2	Community Centre	D	37.3 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£80	£17,015	£15,114	



Name	Building Age	Suitability	Condition
Barrhead Centre	2010		A
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
613 m2	Day Care Centre	D	40.6 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£377	£9,739	£16,626	



Name	Building Age	Suitability	Condition
Barrhead Council Offices	2002		A
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
3874 m2	Office	C	293.82 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£17,564	£30,479	£183,679	



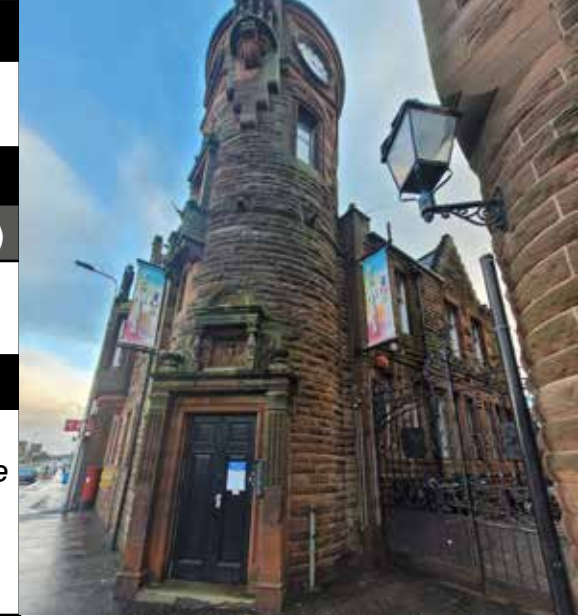
Name	Building Age	Suitability	Condition
Barrhead Foundry/ Barrhead Leisure	2018		A
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
6451 m2	Leisure facility	G	472.3 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£2,909	£108,568	£204,677	



Name	Building Age	Suitability	Condition
Barrhead High School (incl. Floodlights)	2018	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
11196 m2	High School	B	277.8 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£4,772	£9,317	£124,995	



Name	Building Age	Suitability	Condition
Barrhead Youth Facility/ Barrhead museum	1904		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
257 m2	Community Centre	G	17.5 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£80	£7,376	£5,635	



Name	Building Age	Suitability	Condition
Carlibar Primary School	2006	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
5948 m2	Primary School	B	218.1 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
N/A	N/A	£85,987	



Name	Building Age	Suitability	Condition
Offices	1900		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
667 m2	Office	E	39.8 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£1,069	£11,866	£10,631	



Name	Building Age	Suitability	Condition
Cowan Park 7's Pavilion Darnley Rd	1950		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
315 m2	Sports pavilion	G	15.2 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£32820	£6420	£9374	

Name	Building Age	Suitability	Condition
Cross Arthurlie Primary School	1970	C	C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
3213 m2	Primary School	C	124.1 tCO2e
Operating Costs:			
Capital	Maintenance/Compliance	Energy	Average spend last three years (2020/21-2022/23)
£12,960	£16,662	£44,776	



Name	Building Age	Suitability	Condition
Dalmeny Community Centre	1980		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
218 m2	Community Centre	No EPC available	9.1 tCO2e
Operating Costs:			
Capital	Maintenance/Compliance	Energy	Average spend last three years (2020/21-2022/23)
£80	£3,695	£3,153	



Name	Building Age	Suitability	Condition
Dunterlie Community Centre	1980		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
548 m2	Community Centre	F+	21.6 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£292	£3,984	£10,003	



Name	Building Age	Suitability	Condition
Hillview Primary School	1970	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
2719 m2	Primary School	C	117.6 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£43,374	£18,154	£41,225	



Name	Building Age	Suitability	Condition
Job Evaluation Office (a.k.a. Other huts)	1960		D
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
97 m2	Office		0 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£130	£1,778	£-	



Name	Building Age	Suitability	Condition
Johnny Kelly Sports Pavilion	2016	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
770 m2	Sports pavilion		10.04 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£80	£3592	£10794	



Name	Building Age	Suitability	Condition
McCready Family Centre	1990		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
397 m2	Nursery	C	20.1 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£315	£11,627	£8,006	



Name	Building Age	Suitability	Condition
St Andrew's House	1970		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
446 m2	Office	D	14.1 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£34,136	£4,766	£6,800	



Name	Building Age	Suitability	Condition
St Johns Primary School (Including annexe a.k.a. St Johns education offices)	1970	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
3608 m2	Primary School	C	126.3 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£3,530	£42,147	£40,851	



Name	Building Age	Suitability	Condition
St Lukes High School	1977	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
9142 m2	High School	C	258.7 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£20,528	£66,897	£116,758	



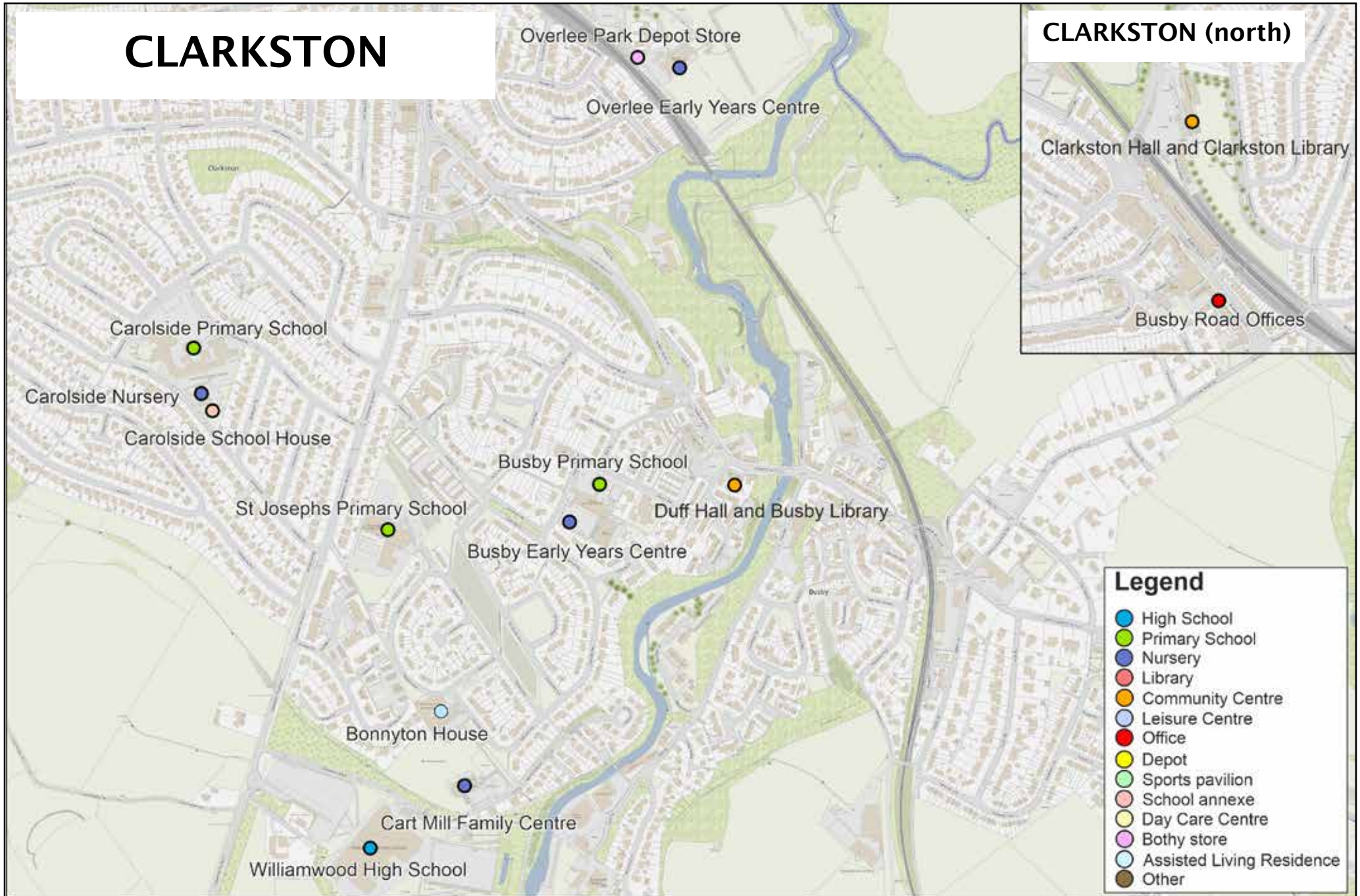
Name	Building Age	Suitability	Condition
St Lukes School house	1977		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
83 m2	School Annexe		
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£-	£-	Included in HS	



Name	Building Age	Suitability	Condition
St Marks Primary School	1961 / Annexe	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
2592 m2	Primary School	C	99.6 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£45,021	£39,879	£38,589	



CLARKSTON



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Name	Building Age	Suitability	Condition
Bonnyton House	1970		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
1440 m2	Residential care home	G	175.9 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£20,963	£43,957	£68,034	



Name	Building Age	Suitability	Condition
Busby Family Centre	2021	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
708 m2	Nursery	A	36.6 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£200	£2,346	£9,504	



Name	Building Age	Suitability	Condition
Busby Primary School	1910 / 2000	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
2065 m2	Primary School	C	92.9 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£3,733	£30,397	£40,915	



Name	Building Age	Suitability	Condition
Carolside Nursery	2003	Requires updated assessment/Action plan Ref 16	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
267 m2	Nursery		
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£6,139	£4,380	Included in PS	



Name	Building Age	Suitability	Condition
Carolside Primary School	1960	C	C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
5858 m2	Primary School	C	232.8 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£23,440	£20,691	£85,987	



Name	Building Age	Suitability	Condition
Carolside School House	1973	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
92 m2	School Annexe		
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£165	£1,811		



Name	Building Age	Suitability	Condition
Cart Mill Family Centre	2016	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
640 m2	Nursery		13.1 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£5,784	£8,989	£11,338	



Name	Building Age	Suitability	Condition
Clarkston Hall and Clarkston Library	1970		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
1249 m2	Community Centre	F+	78.3 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£11,295	£16,102	£27,089	



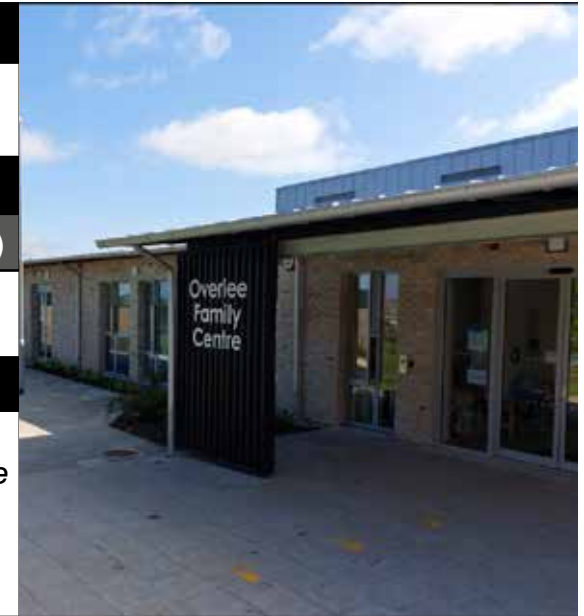
Name	Building Age	Suitability	Condition
Busby Road Offices	1960		D
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
244 m2	Office		1.8 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
	£1,623	£ £5,000	



Name	Building Age	Suitability	Condition
Duff Hall and Busby Library	1960		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
468 m2	Community Centre	G	27.6 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£2,862	£6,753	£13,137	



Name	Building Age	Suitability	Condition
Overlee Early Years Centre	2021	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
885 m2	Nursery	A	37.5 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£1,812	£3,011	£14,858	



Name	Building Age	Suitability	Condition
Overlee Park Depot Store (a.k.a. Overlee Lockups)	1930		D
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
168 m2	Bothy store		0 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
		£173	

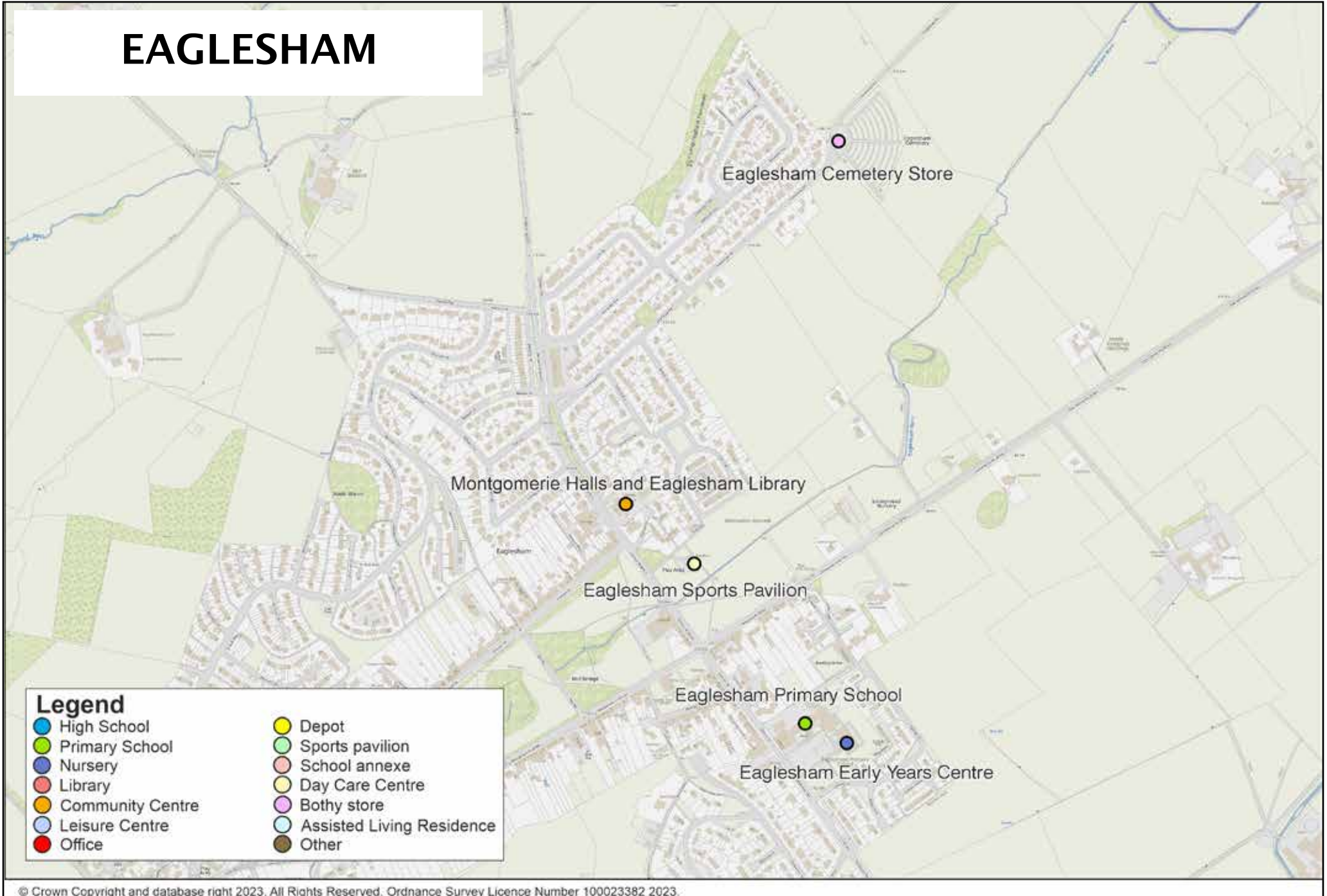
Name	Building Age	Suitability	Condition
St Josephs Primary School	1970	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
2349 m2	Primary School	C	86.2 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£42,361	£18,724	£35,857	



Name	Building Age	Suitability	Condition
Williamwood High School	2006	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
18622 m2	High School	C	660.9 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
N/A	N/A	£283,334	



EAGLESHAM



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Name	Building Age	Suitability	Condition
Eaglesham Cemetery Store	1970		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
56 m2	Bothy store		0.01 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£80	£1,251	£253	



Name	Building Age	Suitability	Condition
Eaglesham Early Years Centre (Family centre)	2021	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
708 m2	Nursery	A	43.6 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£70	£2,024	£15,132	



Name	Building Age	Suitability	Condition
Eaglesham Primary School	1900 / Various	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
3095 m2	Primary School	C	99.3 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£14,139	£31,886	£54,013	



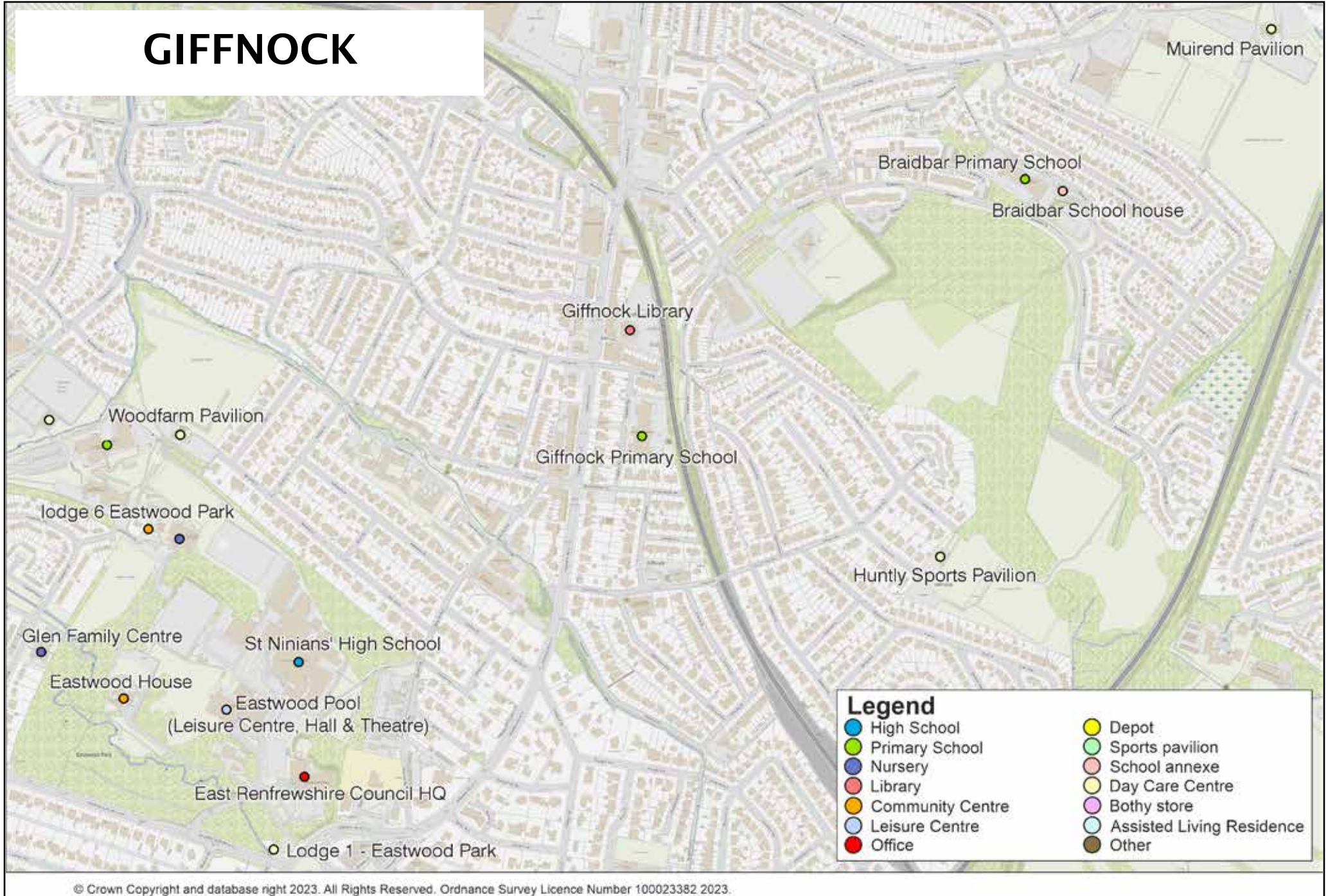
Name	Building Age	Suitability	Condition
Eaglesham Sports Pavilion	1960		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
91 m2	Sports pavilion	Missing	8.8 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£80	£1,346	£3,078	



Name	Building Age	Suitability	Condition
Montgomerie Halls and Eaglesham Library	1955		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
516 m2	Community Centre	C	23.6 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£160	£5,596	£9,951	



GIFFNOCK



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Name	Building Age	Suitability	Condition
Braidbar Primary School	1980	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
2481 m2	Primary School	C	77.5 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£2,024	£16,745	£34,099	



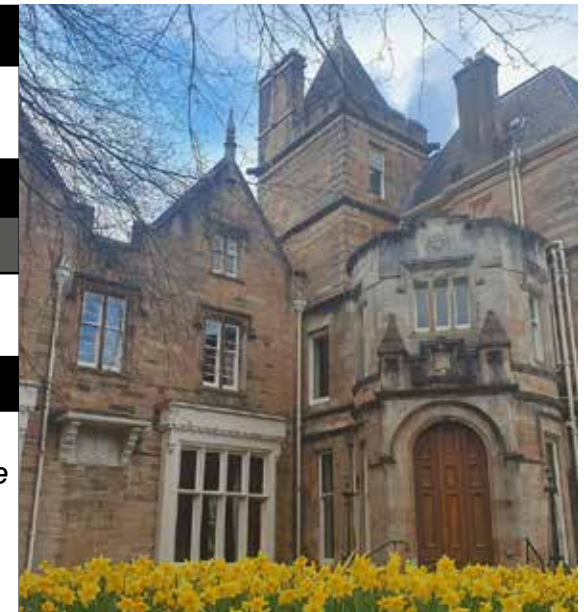
Name	Building Age	Suitability	Condition
Braidbar School house	1976		D
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
94 m2	School Annexe		0 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£ 0	£ 69		



Name	Building Age	Suitability	Condition
East Renfrewshire Council HQ	1980		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
4025 m2	Office	D	154.6 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£7,589	£21,910	£67,357	



Name	Building Age	Suitability	Condition
Eastwood House	1900		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
1706 m2	Community Centre	E+	76.2 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£356	£17,017	£29,844	



Name	Building Age	Suitability	Condition
Eastwood Pool (Leisure facility, Hall & Theatre)	1980		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
4603 m2	Leisure facility	G	881.4 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£13,356	£88,215	£283,376	



Name	Building Age	Suitability	Condition
Giffnock Library	1980		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
489 m2	Library	E	49.57 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£113	£4,530	£12,058	



Name	Building Age	Suitability	Condition
Giffnock Primary School	1920 / Various	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
2586 m2	Primary School	C	82.8 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£2,652	£29,033	£43,001	



Name	Building Age	Suitability	Condition
Glen Family Centre	1980	Requires updated assessment/Action plan Ref 16	C
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
460 m2	Nursery	D	26.1 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£290	£19,739	£11,381	



Name	Building Age	Suitability	Condition
Huntly Sports Pavilion	1960		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
235 m2	Sports pavilion	Missing	15.9 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£12,896	£3,324	£4,866	



Name	Building Age	Suitability	Condition
Lodge 1 - Eastwood Park (a.k.a. the gatehouse)	1900		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
90 m2	Day Care Centre		0 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£70	£3,274	£-	

Name	Building Age	Suitability	Condition
Lodge 6 Eastwood Park (The Bothy)	1910?		D
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
65 m2	Community Centre	No EPC available	0.2 tCO2e
Operating Costs:			
Capital	Maintenance/Compliance	Energy	Average spend last three years (2020/21-2022/23)
£-	£1,079	£1,635	

Name	Building Age	Suitability	Condition
Muirend Pavilion	1980		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
390 m2	Sports pavilion	G	27.4 tCO2e
Operating Costs:			
Capital	Maintenance/Compliance	Energy	Average spend last three years (2020/21-2022/23)
£77,901	£4,579	£8,050	



Name	Building Age	Suitability	Condition
St Ninians' High School inc extension & PE Hall	1980	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
16209 m2	High School	E	604.1 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£108,317	£75,079	£251,131	



Name	Building Age	Suitability	Condition
Woodfarm Pavilion	1940		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
412 m2	Sports pavilion	F	21.1 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£90	£6,541	£6,384	



NEILSTON



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Name	Building Age	Suitability	Condition
Glen Halls	1930		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
560 m2	Community Centre	D	37.6 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£100	£11,011	£12,378	



Name	Building Age	Suitability	Condition
Kingston Sports Pavilion	1960		D
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
77 m2	Sports pavilion	Missing	14.6 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£5,460	£683	£10,587	



Name	Building Age	Suitability	Condition
Madras Nursery	1980	Requires updated assessment/Action plan Ref 16	C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
345 m2	Nursery	C	22.2 tCO2e
Operating Costs:			
Capital	Maintenance/Compliance	Energy	Average spend last three years (2020/21-2022/23)
£70	£7,163	£13,961	



Name	Building Age	Suitability	Condition
Neilston Cemetery Former Lodge House	1940		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
102 m2	Bothy store		4.72 tCO2e
Operating Costs:			
Capital	Maintenance/Compliance	Energy	Average spend last three years (2020/21-2022/23)
£50	£1088	£4032	



Name	Building Age	Suitability	Condition
Neilston Cemetery Store	1939		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
45 m2	Bothy store		0 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£2566	£17	£ 0	



Name	Building Age	Suitability	Condition
Neilston Leisure facility	1970		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
1278m2	Leisure facility	G	421 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£30,473	£24,130	£124,945	



Name	Building Age	Suitability	Condition
Neilston Library	1970		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
312 m2	Library	No EPC available	14.5 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£123	£3,282	£6,380	



Name	Building Age	Suitability	Condition
Neilston Primary School	1960	C	C
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
2475 m2	Primary School	D	119.7 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£12,249	£13,460	£44,614	



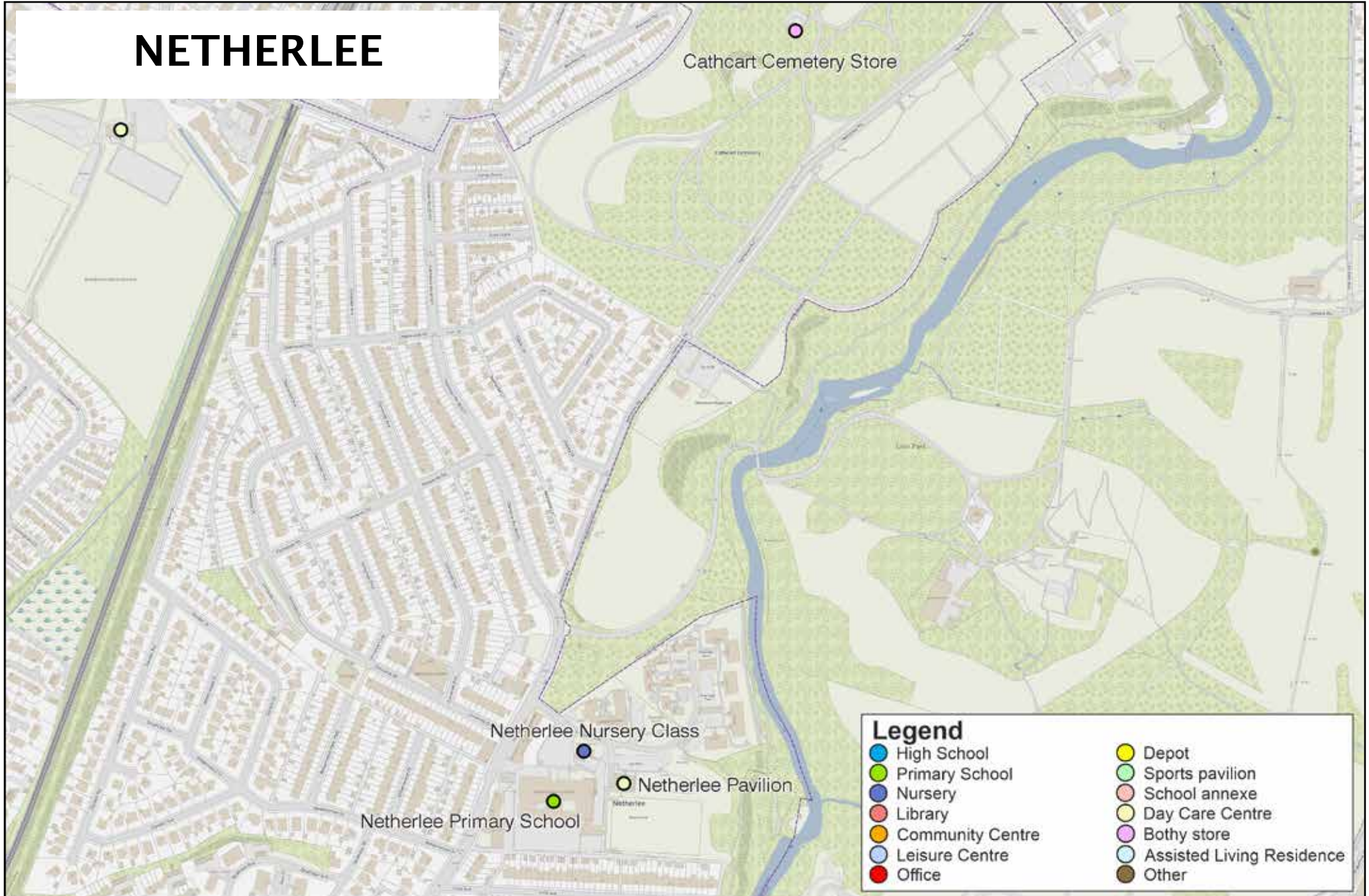
Name	Building Age	Suitability	Condition
St Thomas' Primary School	1960	C	C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
1574m2	Primary School	C	101.3 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£120	£14,971	£35,320	



Name	Building Age	Suitability	Condition
Neilston Learning Campus	2024	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
	Primary School/ Nursery		
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	



NETHERLEE



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Name	Building Age	Suitability	Condition
Cathcart Cemetery Store	1950		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
63 m2	Bothy store		3.80 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£1031	£80	£2910	



Name	Building Age	Suitability	Condition
Netherlee Nursery Class	1997	Requires updated assessment/Action plan Ref 16	C
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
153 m2	Nursery		
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£90	£28,037	Included in PS	

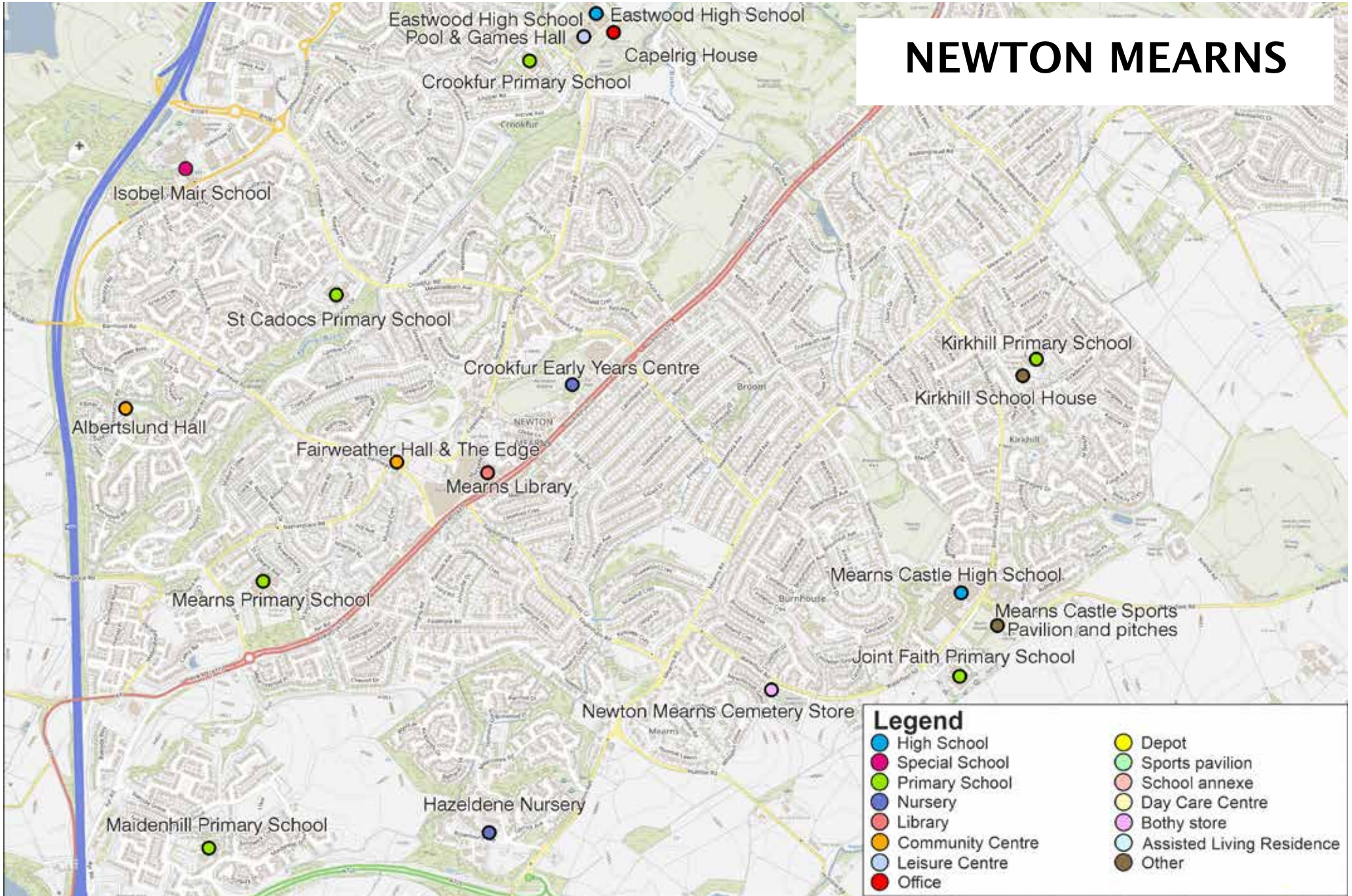


Name	Building Age	Suitability	Condition
Netherlee Pavilion	1980		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
433 m2	Sports pavilion	G	19 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£9,890	£4,311	£7,283	



Name	Building Age	Suitability	Condition
Netherlee Primary School	1920's / 1960/ Various	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
4405 m2	Primary School	C	216.6 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£11,713	£48,720	£82,607	

NEWTON MEARNS



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Name	Building Age	Suitability	Condition
Albertslund Hall	2000		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
272 m2	Community Centre	E	8.6 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£80	£5,172	£3,138	



Name	Building Age	Suitability	Condition
Capelrig House	1769		D
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
576 m2	Office	E	20 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£4,070	£3,844	£6,854	



Name	Building Age	Suitability	Condition
Crookfur Early Years Centre	2021	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
868 m2	Nursery	A	53.6 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£1,167	£5,076	£18,080	



Name	Building Age	Suitability	Condition
Crookfur Primary School	1950	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
2329 m2	Primary School	C	179.9 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£3,603	£21,155	£68,825	

Name	Building Age	Suitability	Condition
Eastwood High School	2013	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
13331 m2	High School	A	825.3 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£25,484	£97,805	£293,415	



Name	Building Age	Suitability	Condition
Eastwood High School Pool & Games Hall	2015		A
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
3696 m2	Leisure facility	B	69.3 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£1,616	£42,531	£13,783	



115

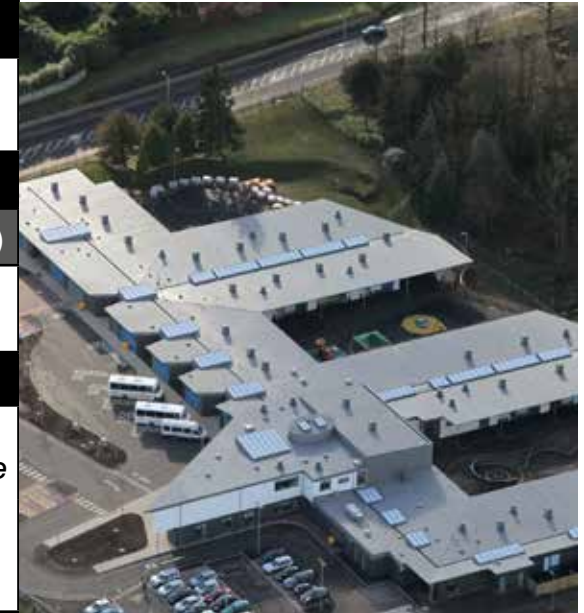
Name	Building Age	Suitability	Condition
Fairweather Hall & The Edge	1960		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
624 m2	Community Centre	C+	19.8 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£80	£25,137	£8,617	



Name	Building Age	Suitability	Condition
Hazeldene Nursery	1930	Requires updated assessment/Action plan Ref 16	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
420 m2	Nursery	D	24.7 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£6,048	£11,195	£10,324	



Name	Building Age	Suitability	Condition
Isobel Mair School	2011	B	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
4590 m2	Special School	Not available	147 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£ 136,318	£57,555	£ 122,500	



Name	Building Age	Suitability	Condition
Joint Faith Primary School	2017	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
5812 m2	Primary School	B	228 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£2,309	£64,885	£98,789	



Name	Building Age	Suitability	Condition
Kirkhill Primary School	1960 / Various	A	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
3486 m2	Primary School	C	121.1 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£ 22,117	£29,915	£ 37,932	



Name	Building Age	Suitability	Condition
Kirkhill School House	1960		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
85 m2	Other		
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£50	£ 377		



Name	Building Age	Suitability	Condition
Maidenhill Primary School	2019	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
5998 m2	Primary School	A	158 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
67814	£19,080	£75,300	



Name	Building Age	Suitability	Condition
Mearns Castle High School (inc Extension)	1978 &	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
16838 m2	High School	C	442.3 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£12524	£52,442	£190,952	



Name	Building Age	Suitability	Condition
Mearns Castle Sports Pavilion and Pitches	2001	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
207 m2	Sports pavilion	Missing	26 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£ 32,312	£3,985	£ 11,850	



Name	Building Age	Suitability	Condition
Mearns Library	1980		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
48 m2	Library	G	12.5 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£ 28,349	£4,806	£10,471	



Name	Building Age	Suitability	Condition
Mearns Primary School	2003	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
6276 m2	Primary School	C	196.6 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£ N/A	£ N/A	£83,575	



Name	Building Age	Suitability	Condition
Newton Mearns Cemetery Store	1945		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
58 m2	Bothy store		0.0072 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£0	£529	£173	



Name	Building Age	Suitability	Condition
St Cadocs Primary School	1980	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
3730 m2	Primary School	C	96.9 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£26080	£21,467	£44,472	



Name	Building Age	Suitability	Condition
Dickie Building - 1 Burnfield Ave	2000		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
1130 m2	Office	D	0.4 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£1,947	£4,556	£1,604	



Name	Building Age	Suitability	Condition
Glenwood Early Years Centre	2021	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
985 m2	Nursery	A	51.2 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£80	£2,441	£19,247	



Name	Building Age	Suitability	Condition
Lodge House 1 - Rouken Glen Park	1970		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
68 m2	Bothy store		3.2 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£250	£542	£957	



Name	Building Age	Suitability	Condition
Lodge House 2 - Rouken Glen Park	1970		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
68 m2	Bothy store		6.9 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£459	£183	£2,095	



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Name	Building Age	Suitability	Condition
Our Lady of the Missions (incs / annexe)	1990	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
3883 m2	Primary School	D/C	189.4 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£39,354	£67,309	£76,272	



Name	Building Age	Suitability	Condition
Rouken Glen Park Picnic Pavilion	1910		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
328 m2	Sports pavilion	E	11.2 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£222,437	£10,683	£6,946	



Name	Building Age	Suitability	Condition
Thornliebank Council Offices	2005		A
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
1576 m2	Office	C	52.7 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£284,274	£341,983	£38,790	



Name	Building Age	Suitability	Condition
Thornliebank Depot	1970		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
7194 m2	Depot	A	198.5 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£5,842	£53,713	£100,529	



Name	Building Age	Suitability	Condition
Thornliebank Library	1900		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
156 m2	Library	No EPC available	7.9 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£ 60	£3,930	£ 8349	



Name	Building Age	Suitability	Condition
Thornliebank Nursery	1996	Requires updated assessment/Action plan Ref 16	C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
150 m2	Nursery	C	6.1 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£ 273	£2,919	£ 5541	

Name	Building Age	Suitability	Condition
Thornliebank Primary School	1900	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
2102 m2	Primary School	C	94.9 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£ 62755	£17,968	£ 33291	



Name	Building Age	Suitability	Condition
Thornliebank Centre	1980		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
976 m2	Day Care Centre	E	92 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£ 2655	£32,196	£ 30464	



Name	Building Age	Suitability	Condition
Thorntree Hall	1970		B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
623 m2	Community Centre	D	13 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£ 436	£7,329	£6441	

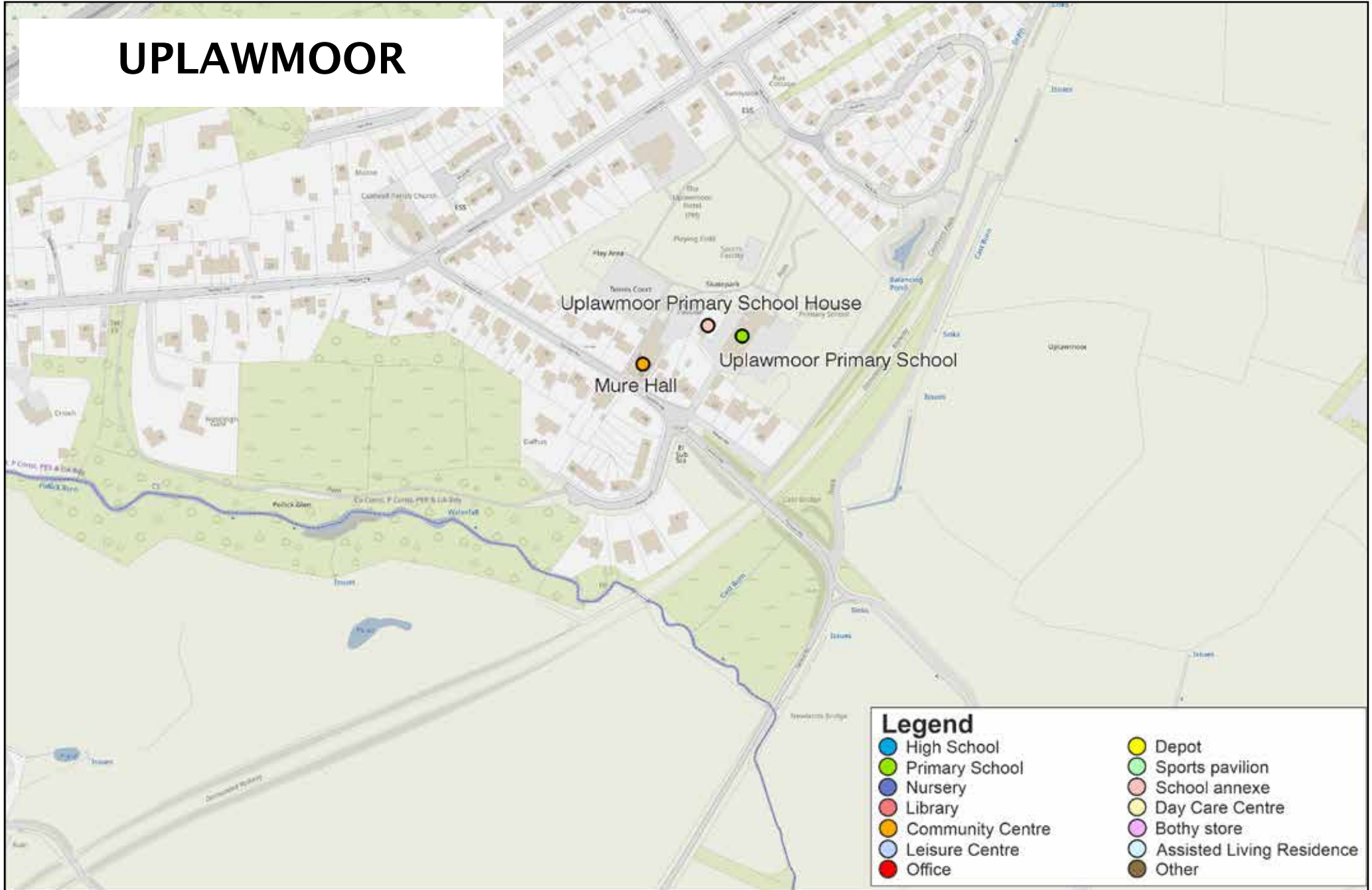


Name	Building Age	Suitability	Condition
Woodfarm High School (including extension)	1970/2006	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
11724 m2	High School	C	346 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£ 31439	£47,923	£ 181307	

Name	Building Age	Suitability	Condition
Woodfarm Sports pavilion and carpark	2004	B	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions 2021/2022
369 m2	Sports pavilion		43.9 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£ 160	£3,975	£19567	



UPLAWMOOR



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Name	Building Age	Suitability	Condition
Mure Hall	1930		C
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
505 m2	Community Centre	E	21.7 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£80	£4,344	£9,321	



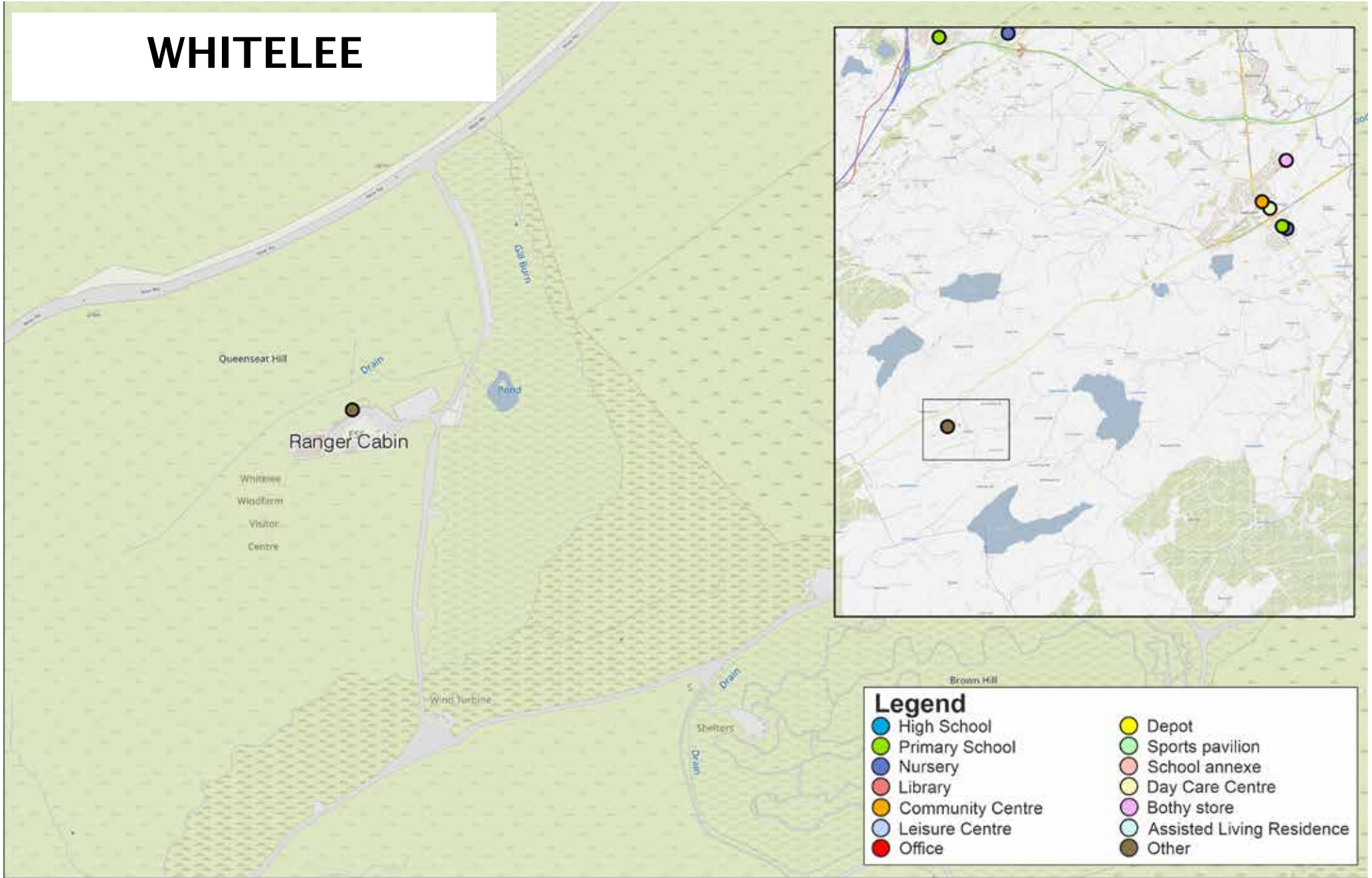
Name	Building Age	Suitability	Condition
Uplawmoor Primary School	1960	A	B
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
694 m2	Primary School	D	42.5 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	Average spend last three years (2020/21-2022/23)
£ 2,319	£9,136	£ 16,022	



Name	Building Age	Suitability	Condition
Uplawmoor Primary School House	1968	A	A
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
88 m2	School Annexe		0 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£ 50	£1,122	Included in PS	



WHITELEE



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Name	Building Age	Suitability	Condition
Ranger Cabin	2011		A
Key Facts:			
GIFA	Type	Energy Rating	Emissions (2021/2022)
13 m2	Other		0 tCO2e
Operating Costs:			
Capital	Maintenance/ Compliance	Energy	<i>Average spend last three years (2020/21-2022/23)</i>
£ 0	£82	£ 0	



Appendix B: Property Asset Management Plan Actions

Ref	Action	Target completion date	Lead
1	Heat network feasibility studies analysed for Eastwood Park and Barrhead Main Street.	Sept 24	Get to Zero team
2	Major refurbishment works completed in Barrhead Main Street office.	Oct 24	Corporate Landlord Manager
3	Data gaps for buildings (e.g. roof age, insulation) identified and how to address them planned, i.e. buildings' use surveys, stock condition surveys, etc.	Dec 24	Corporate Landlord Manager
4	Asset Disposal Process reviewed.	Dec 24	Estates
5	Feasibility study for remote heating management system for schools completed.	Dec 24	Property & Technical Services
6	Design guidance considered for adoption, informed by national design standards for net zero, for construction projects for all Council properties.	Jan 25	Major Capital Projects/Technical Services
7	Energy Saving Behavioural Change project implemented for all operational properties.	Mar 25	Property & Technical Services
8	Develop a Building Retention Strategy/Plan for approval.	Mar 25	Corporate Landlord Manager
9	Decarbonisation feasibility study completed and methodology and outline programme for decarbonising Education estate.	Mar 25	Property & Technical Services
10	Review and agree Performance Indicators with all relevant stakeholders, including an impartial methodology for suitability and condition ratings.	Apr 25	Property & Technical Services & Corporate Landlord Manager
11	Major refurbishment works in Eastwood Headquarters commenced.	Apr 25	Corporate Landlord Manager
12	Policy and procedures for increasing the multiple/shared use of Council properties is developed and approved.	Jun 25	Corporate Landlord Manager
13	Policy for energy efficiency improvement investments developed, including a decision-making investment matrix.	Jun 25	Property & Technical Services

Ref	Action	Target completion date	Lead
14	Data on building usage to be compiled to determine opportunities for retention, multiple use and/or disposal of assets.	Jun 25	Property & Technical Services
15	Research and develop opportunities for renewable energy generation across the Council estate.	Jun 25	Property & Technical Services
16	Educational assets group established and a plan for future investment and maintenance needs.	Jun 25	Property & Technical Services team & Education
17	Schemes and plans for investment are prepared to enable the Council to apply for external funding for decarbonisation.	Jun 25	Property & Technical Services team
18	Final phase of LED installation commenced.	Sept 25	Property & Technical Services
19	Energy efficiency improvement plan for Education estate costed and agreed.	Jan 26	Property & Technical Services
20	Thornliebank Depot upgrade options considered and future plan developed.	Mar 26	Corporate Landlord Manager
21	Assessment of whether management of non-operational properties should be retained fully, partially or disposed of, undertaken.	Jun 26	Corporate Landlord Manager & Estates
22	Phase 1 of flat roof replacement is completed.	Apr 28	Property & Technical Services Technical Services
23	Phase 1 of gas boiler replacement programme is completed.	Apr 28	Property & Technical Services Technical Services
24	Energy efficiency improvement plan for ERCLT buildings costed and agreed.	To be determined	Property & Technical Services
25	Review of property related support for the third sector will be undertaken.	To be determined	Estates
26	Review of land assets including small development sites, servitudes and wayleaves to be undertaken.	To be determined	Estates

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