

NORTH LANARKSHIRE COUNCIL

REPORT

To: POLICY & RESOURCES (PROPERTY) SUBCOMMITTEE		Subject: STATUTORY PERFORMANCE INDICATORS PUBLIC ACCESS TO COUNCIL BUILDINGS ASSET MANAGEMENT
From: HEAD OF PROPERTY SERVICES		
Date: 27 April 2011	Ref: SYL	

1. INTRODUCTION

- 1.1 Audit Scotland introduced Statutory Performance Indicators (SPIs) to measure how Councils perform. This report is to inform members of how Property Services have performed in relation to our Statutory Performance Indicators as set out by Audit Scotland.

2. REPORT

- 2.1 There are the 2 Statutory Performance Indicators for Property Services. These are:
- Public Access - % Council building, public areas, suitable for/accessible to disabled people
 - Asset Management
 - % operational accommodation that is in a satisfactory condition
 - % operational accommodation that is suitable for its current use.
- 2.2 Below are tables detailing the results of the performance of Property Services in relation to our Statutory Performance Indicators over the past 3 years.
- 2.3 **Public Access**

The purpose of this indicator is to measure how accessible our buildings are for people with a disability. It considers things such as level access, hearing loops, visibility of signs. It does not measure how accessible services are, or methods that the Council has adopted e.g. home visits to make services available to members of the public. Over the past year, work has been done to some buildings to address the areas of non compliance and this has resulted in an increase in the number of buildings that are suitable. As a consequence, the percentage compliance has increased and this again continues the trend from the previous years.

Definition	10-11	09-10	08-09
No of council buildings from which the council delivers services to the public	174	200	206
Number of these that are suitable for and accessible, to disabled people	68	62	57
Percentage of these that are suitable for, and accessible, to disabled people	39.1%	31.0%	27.7%

2.4 Asset Management

This indicator was introduced in 2008/09 to record the condition/suitability of the local government built environment in recognition of the role that properties play in the delivery of services. The condition and suitability ratings are the same as those used in the Education asset management planning process - "A" – "D". Properties in a satisfactory condition/suitability are rated "A" or "B".

Condition

Definition	10-11	09-10	08-09
Gross internal floor area (GIA) of operational buildings	648,845m ²	683,983m ²	684,685m ²
Number of GIA that is in satisfactory condition	362,020m	362,016m	339,676m
Proportion of GIA that is in satisfactory condition	55.79%	52.93%	49.61%

Suitability

Definition	10-11	09-10	08-09
Total number of operational buildings	531	594	581
Number of operational buildings that are suitable for their current use	412	452	430
Percentage of operational buildings that are suitable for their current use	77.6%	76.1%	74.0%

As can be seen over the past 3 years, performance has improved across all the indicators.

3. RECOMMENDATION

- 3.1 It is recommended that members note the content of this report and the current position of the indicators outlined above.



IAN NISBET
Head of Property Services

Local Government Access to Information Act: on this report please contact Ian Nisbet, Head of Property Services (01236 616305)