ABERDEEN CITY COUNCIL

COMMITTEE	**Education, Culture and Sport**
DATE	**15 September 2011**
DIRECTOR	**Annette Bruton**
TITLE OF REPORT:	**Education, Culture and Sport Service Asset Plans**
REPORT NUMBER:	**ECS/11/038**

1. PURPOSE OF REPORT

To seek approval of the Service Asset Management Plans for Education, Culture and Sport.

2. RECOMMENDATION

It is recommended that the Committee approve the Service Asset Management Plans for Education, Culture and Sport.

3. FINANCIAL IMPLICATIONS

There are no immediate financial implications flowing from this Report. However, if implemented the Service priorities identified within the Service Asset Management Plans will have revenue and capital implications.

4. OTHER IMPLICATIONS

The Service Priorities identified may have staff time, condition and suitability implications.

5. BACKGROUND/ MAIN ISSUES

5.1 Service Asset Management Plans

The Council's Property Asset Management Plan (PAMP) approved by the Resources Management Committee in June 2009 identifies the need for Service Asset Management Plans (SAMP).

Service Asset Management Plans are an integral part of developing corporate asset management planning as they identify key asset problems facing individual services. Each Service makes an assessment of the key property issues arising from the Council's initiatives and strategies, and

also from existing knowledge on issues of property condition and suitability in each area. Service Managers have analysed the available information about their portfolio so that gaps in provision and future needs are brought to the surface.

These SAMP s will be used to inform bids for capital investment and enable the Council to develop a strategic approach for addressing property portfolio gaps through its PAMP.

An abbreviated format for the SAMPs has been used in line with the approved PAMP, but more detailed Asset Plans will be developed in future years. Subsequent versions will follow the full guidance, which is currently under review.

5.2   Scope of Service Asset Management Plans

Given that there are a number of different service areas located within Education, Culture and Sport, individual SAMPs have been produced under the following headings:

• Schools
• Communities
• Libraries and Information Services
• Museums and Galleries
• Sport and Recreation
• Cultural Facilities

In order to develop the SAMPs, workshops were held with key managers from each of the above service areas. Detailed information on each building was considered, including:

• Condition ratings (A – D)
• Suitability ratings (A – D)
• Energy consumption/ efficiency
• Rating costs
• Historical maintenance expenditure
• Predicted/ required maintenance
• Age of building

In addition, managers were asked to consider:

• Anticipated key changes to the service
• Asset demand profile
• Asset supply profile
• Supply and demand comparison
• Preferred solutions and an outline 5 year plan

5.3   Outcomes from the Service Asset Management Plans

The draft SAMPs have been prepared for all directly managed Education, Culture and Sport buildings. These are enclosed as appendices to this report, together with an Executive Summary, which outlines the key priorities for the Service.

5.4   Next Stage

Following approval of the SAMPs they will then be assessed corporately by the Corporate Asset Group and will help identify tasks to be addressed by the Property Asset Management Plan which is to be reported to future meetings of the Finance & Resources Committee.

The approved SAMPs along with all the other Directorates SAMPs will feed into the 2011 PAMP update and help identify future capital spending demands.

6.   IMPACT

Corporate - The continued implementation of the Property Asset Management Plan will ensure that the Council is utilising its property portfolios to support Services in implementing the Single Outcome Agreement. The approved property visions and asset objectives already support *Vibrant, Dynamic & Forward Looking*.

Public – Subject to Service Priorities

7.   BACKGROUND PAPERS

Property Asset Management Plan 2009 (Non-Housing)

8.   REPORT AUTHOR DETAILS

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Service Asset Management Plan (SAMP)

2011

Education, Culture & Sport

Service Asset Management Plan (SAMP) 2011

Education, Culture & Sport

Service Asset Management Plan (SAMP) 2011

Directorate: Education, Culture & Sport

Director: Annette Bruton

Executive Summary

Aberdeen City Council is one of the largest local authorities in Scotland serving the third largest city in the country with a population of around 210,000. It provides employment to over 10,000 people across the region. The Education, Culture and Sport Directorate employs over 4,000 staff working across the city supporting the following three service sectors:

- Schools and Educational Establishments
- Communities, Culture and Sport
- Educational Development, Policy and Performance

This Service Asset Plan is structured in five separate parts with a Service Asset Management Plan (SAMP) for each service:

- Schools
- Communities
- Libraries & Information Services
- Museums & Galleries
- Sport & Recreation

These SAMPs will be used to inform bids for capital investment and enable the Council to develop a strategic approach for addressing property portfolio gaps through the Council's Property Asset Management Plan.

Each SAMP contains details of the condition and suitability of buildings managed by each Service.   Both condition and suitability are ranked A – D.

Each SAMP contains:

- Anticipated changes to the service
- Asset demand profile
- Asset supply profile
- Supply and demand comparison
- Solutions and an outline business plan

Education Culture & Sport

The focus of the Education, Culture and Sport Directorate is to contribute to building a 'City of Learning' which empowers individuals to fulfill their potential and to contribute to the economic, social and cultural wellbeing of our communities.

The Education, Culture and Sport Service Plan for 2010 – 2013 sets out the direction for our Directorate over the next few years and will be subject to annual review and update.

Our key priorities are met through the provision of a range of services and activities:

- Delivery of pre-school and school education
- Provision of museum and gallery service
- Provision of public library service
- Promotion of lifelong learning amongst young people and adults
- Delivery of sport and leisure opportunities through direct service provision and via partnership working including Sport Aberdeen

A sound education opens doors, not just to positive employment opportunities, but also to the enjoyment of art and culture and the stretching of imaginations and horizons. It provides information to enable children, young people and adults to make informed lifestyle choices about, for example, their health and about their journey through life and work. As a Directorate we deliver a wide range of services so that people can take part in learning, sport and cultural activities including early years services, schools, libraries, museums and community and leisure centres.

Our priorities for the Directorate encompass the activities and initiatives which we will undertake in order to achieve the Council's key strategic objectives which are reflective of the National priorities set by the Scottish Government. Underpinning all of these priority themes are the objectives to improve attainment and achievement for all our learners and to close the gaps in learning, participation and employment outcomes that exist within the City.

1. Curriculum for Excellence
2. Fit for Purpose Schools/Learning Centres
3. Learning in the wider community
4. Technology
5. Health and wellbeing
6. Engagement in arts, culture and heritage
7. Helping those with different needs
8. Better Performing/Value for Money
9. Skilled and Trained Staff Working together
10. Working Together

Education Culture and Sport Service Asset Management Plan (SAMP)

Service Approach to Asset Management

The current economic climate and associated budget pressures require prudent resource management. It is essential to plan for the required capital expenditure and the revenue costs associated with capital borrowing as well as ongoing repair and maintenance, in the context of decreasing budgets. Additionally core business costs including staff and utilities will continue to increase. It is therefore critical that we rationalise our assets and realise any opportunities for income generation through getting the best return and best value from the remaining assets.

A Service Asset Management Plan (SAMP) has been compiled for each Service Area, however, there are a number of overarching principles and themes which apply to the whole of the Directorate's property portfolio. These include the following actions.

- Reviewing the estate to identify greater opportunities for shared use of buildings and rationalising under utilised facilities. Examples of this include: the provision of facilities for partner service delivery by Police and NHS in new build schools; co-location of library, community and sports facilities in schools; relocation of educational support services into under-utilised schools.

- Aspiring to bring all schools and facilities up to a similar standard to the 3Rs buildings.
- Declaring properties surplus to requirements at as early a stage as possible is essential in order both to minimise revenue costs and realise capital receipts.

- Proceeds from the sale of surplus properties should be reinvested in improving the estate and helping to meet the priorities of the SAMPs.

- Ensuring that developer contributions are sought through *Planning Gain* agreements to address the implications of new development on current education provision.

- Prioritising work for inclusion in the annual condition and suitability programme, with a particular emphasis on addressing deficiencies in buildings rated C and D, in order to bring them up to a minimum of a B rating, and avoiding investing in buildings that may not have a long term future.

- Working with the City Council's energy management unit to benchmark similar sized buildings to identify their performance in terms of energy consumption and energy management, and support innovative approaches to improving energy efficiency. Examples of these include: installing insulation within the worst performing buildings; replacing oil-fired central heating with more cost effective gas, and exploring greater use of CHP and alternative technologies within Education, Culture and Sport buildings.

Education Culture and Sport Service Asset Management Plan (SAMP)

- Seeking to improve accessibility to all Education, Culture and Sport buildings wherever possible, in line with the Disability Discrimination Act, acknowledging that many of the service's buildings are iconic elements of the Aberdeen cityscape, for which this will be particularly challenging.

Summary of Assets

Buildings	Type	No	Total
Primary Schools			**48**
	Victorian granite	16	
	1930s/50s	13	
	1960s/70s flat roofed	16	
	1980s/90s	9	
	3Rs	9	
Secondary Schools			**12**
	Victorian granite	2	
	1930s/50s	3	
	1960s/70s flat roofed	4	
	1980s/90s	1	
	3Rs	2	
Special Schools			**3**
	1960s/70s flat roofed	2	
	1980s/90s	1	
Community Centres			**53**
	Stand alone	30	
	Part of a School	15	
	Part of Library	2	2
	Housing / Flats	4	
	Part of Customer Access Point	2	
Libraries			**17**
	Stand alone	12	
	Part of school	2	
	Part of shopping centre	1	
	Part of community centre	1	
	Part of Customer Access Point	1	
Museums & Galleries			**7**
	Museums and Galleries	4	

Education Culture and Sport Service Asset Management Plan (SAMP)

	Storage Facilities	2	
	Other	1	
Outdoor Education			**2**
Sports Facilities			**37**
	Stand alone swimming pools	2	
	Swimming pools in a school	5	
	Sports centres with pool	6	
	Golf courses	4	
	Pavilions	9	
	Outdoor seasonal	7	
	Regional facilities	5	
Cultural Facilities	His Majesty's Theatre, Lemon Tree, Music Hall, Beach Ballroom, City Moves Dance Space		**5**

Service-wide Priorities

A key element of the service's approach to asset planning is to identify the long-term requirements for service delivery, taking account of the pressures arising from the new Local Development Plan whilst balancing the budget as well as emerging national policies and opportunities. This involves identifying the short, medium and long-term options for maintaining and developing the estate.

Whilst each area of the service have identified their own preferred options, the Education, Culture and Sport Senior Management Team have considered these and have prioritised these, on a proposed service-wide basis, as follows:

Short Term Priorities

1. Build a new ASN 3 – 18 years school campus on the site of the former Raeden Centre and close Hazlewood and Woodlands Schools.

2. Close Bucksburn Primary School and amalgamate with Newhills School in a new building on the former Newhills School site using funding support from the Scottish Government via the Scottish Futures Trust.

3. Address the need for additional accommodation at Riverbank Primary School to meet the identified increase in pupil numbers resulting from new housing development.

Education Culture and Sport Service Asset Management Plan (SAMP)

4.   Develop new "fit for purpose" provision based on the outcomes of the service review for pupils with social, emotional and behavioural needs and the building options appraisal currently being undertaken.

5.   Undertake a detailed review of the Primary School estate.

6.   Review the level of provision of Community Centres in the city.   A comparison of provision shows that Aberdeen has more Centres than Glasgow with less than half the population, almost three times the provision in the Shire and more than six times the provision in Dundee.

7.   Assess the implications of transferring Community Centres to leased management arrangements, in terms of condition and suitability.

8.   Work with Sport Aberdeen, **s**portscotland, Scottish Swimming and local swimming clubs to review the provision of Swimming Pools city-wide, and develop a Water Management Plan for the city.

9.   Commission the construction of the Regional 50 Metre Pool and Aquatics Centre in partnership with the University of Aberdeen, **s**portscotland and Aberdeen Sports Village.

10.   Review library provision across the city.

Medium Term Priorities

1.   Implement the outcome of both Primary and Secondary School Estate Reviews.

2.   Work with Sport Aberdeen to review the requirement for sports facilities across the city in the light of increasing budget pressures and the condition and suitability of buildings.

Long Term Priorities

1.   Continue to investigate possible sources of funding to support the Art Gallery Development Study Preferred Option.

2.   Continue to explore opportunities to create a new museums storage facility in conjunction with partners that will provide improved access to collections, enhanced research facilities and improved educational and learning opportunities.

3.   Consider the future requirements for upgrading and maintaining cultural assets that are managed by commissioned bodies, (e.g. Aberdeen Music Hall).

Education Culture and Sport Service Asset Management Plan (SAMP)

Ongoing Priorities

- Initiate a rolling programme of energy efficiency works and building improvements to reduce operational costs of running buildings and improve the Council's carbon footprint.

- Undertake a detailed review of school security requirements, to ensure that they provide safe and secure environments.

- Continue to prioritise the work that is undertaken through the capital condition and suitability programme across the Directorate Estate.

- Work closely with Planners, Developers and the Planning Gain Team to ensure that appropriate developer contributions are obtained to address education, culture and sport needs arising from new development across the city and region.

- Complete the roll-out of Wireless technology.

Service Asset Management Plan (SAMP) 2011

Schools

Directorate: Education, Culture and Sport

Service: Schools Service

Service Managers: Liz Gillies, Sohail Faruqi & Derek Samson

Section 1   Introduction

The School Service Asset Plan has been compiled as part of the Education Culture and Sport Asset Plan.

The Service Asset Plan will be used to determine the priority areas for spend across the Education Culture & Sport estate in line with the Service Plan, taking into account best value and reducing budgets.

Section 2   Description of Service

Aberdeen City Council currently delivers its Schools Service through 47 Primary Schools, 12 Secondary Schools, 3 Special Schools and a range of support services such as sensory support, language support and behavior support.

The Council delivers pre school education in 47 Primary Schools, one stand alone Nursery, one Children's Centre and 6 Social Work Family Centres, as well as securing services from 49 external partner providers.

Nearly 30% of the current primary school estate is of traditional Victorian granite construction as well as 2 of the 12 Secondary Schools.

A further 20% is of the flat roofed, open plan design, built primarily during the 1970s on a system build basis, and in direct response to the oil-related expansion within Aberdeen. 14 schools, (4 secondary and 10 primary), were built in the 1960s and 70s.

8 schools are of varying design, (7 primary and 1 secondary), were built during the 1980s and 90s.

The most recent school building programme was the 3Rs, when 9 schools were built and 1 school was completely refurbished from 2007 – 2010.   Hanover Street

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School, a Victorian granite school was also totally refurbished in 2008 with funding from the Schools Fund.

The School Estate consists of:

16	Victorian granite buildings (including 1 rented)
13	1950's buildings
16	1960s/70s flat roofed single storey prefabricated buildings
9	1980s/90s buildings
9	3Rs new-build buildings

Victorian Granite	1930s/50's	1960s/70s Flat Roofed	1980s/90s	3Rs
Primary				
Ashley Road	Abbotswell	Bucksburn	Charleston	Airyhall
Broomhill	Bramble Brae	Cornhill	Danestone	Braehead
Culter	Holy Family	Cults	Forehill	Hazlehead
Ferryhill	Kingsford	Dyce	Glashieburn	Heathryburn
Gilcomstoun	Kirkhill	Fernilea	Kingswells	Kaimhill
Hanover Street	Muirfield	Greenbrae	Loirston	Manor Park
Kittybrewster	Riverbank	Milltimber	Middleton Park	Mile End
Skene Square	Seaton	Newhills		
St Joseph's	Tullos	Quarryhill		
St Peter's	West Park	Scotstown		
Stoneywood				
Sunnybank				
Walker Road				
Woodside				
Secondary				
Aberdeen Grammar	Northfield	Bridge of Don	Oldmachar	Cults
Harlaw	St Machar	Dyce		Bucksburn
	Torry	Kincorth		
		Hazlehead		
Special Schools				
		Hazlewood	Woodlands	
		Cordyce		

There are also four former school sites:

| Bankhead Academy | Propose to declare surplus in September 2011 |
| Greenferns School | Retain pending the outcome of the School Estates Review |

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Linksfield Academy	Being demolished to enable the construction of the 50 metre pool.
Braeside School	Being retained pending the outcome of the School Estates Review

Section 3   Anticipated Key Changes to the Service

Legislation, National and Local Priorities and Strategies

The Directorate delivers a wide range of educational, cultural and sport and leisure services in response to legislative requirements and national and local strategies. This plan does not replicate the detail of activity contained within these frameworks, however outlines the key influences which will impact upon service needs, development and delivery over the next three years. The Scottish Government has a wide range of policies which supports the development and well-being of Scotland's children and young people, lifelong learners, sport and culture.

Scottish Ministers have high expectations and aspirations for all Scotland's children and young people. These expectations and aspirations apply across agency, service and professional boundaries. Ministers believe that children and young people should be safe, nurtured, healthy, achieving, active, respected, responsible and included.

- Education (Scotland) Act 1980
- Children (Scotland) Act 1995
- Disability Discrimination Act 1995
- Education and Training (Scotland) Act 2000
- Standards in Scotland's Schools etc Act 2000
- Education (Disability Strategies and Pupils' Educational Records) (Scotland) Act 2002
- Education (School Meals) (Scotland) Act 2003
- Protection of Children (Scotland) Act 2003
- Civil Contingencies Act 2004
- Education (Additional Support for Learning) (Scotland) Act 2004
- School Education (Ministerial Powers and Independent Schools) (Scotland) Act 2004
- Gaelic Language (Scotland) Act 2005
- Scottish Schools (Parental Involvement) Act 2006
- Schools (Health Promotion and Nutrition) Scotland Act 2007
- Schools (Consultation) (Scotland) Act 2010

National Priorities and Strategies

- Single Outcome Agreement
- Improve the fabric of schools and nurseries
- Develop and deliver Curriculum for Excellence

Education Culture and Sport Service Asset Management Plan (SAMP)

- Reduce class sizes in P1-3
- Increase pre-school provision
- Expand pre-school entitlement
  - Provide nutritious free school meals to all P1-3 pupils
  - Extend entitlement to free school meals to all primary and secondary pupils of families in receipt of maximum child tax credit and maximum working tax credit
  - Education, Employment or Training in Scotland (2006)
  - 16+ Learning Choices
  - Skills for Scotland: A Lifelong Skills Strategy (2007)
  - Adult ESOL (English For Speakers of Other Languages) Strategy for Scotland (2007)
  - Better Behaviour/Better Learning
  - Single Outcome Agreement and Community Plan
  - Aberdeen Learning Strategy 2009: 'What do we want for our children/learners?'
  - Learning Estate Strategy

The City Council's 5 Year Business Plan (2011 – 2016) has a target to close up to five Primary Schools over the lifetime of the Plan.

Implementing Curriculum for Excellence represents the single biggest challenge for the Schools Service from a learning and teaching point of view, and has implications on the school estate in terms of use of classrooms, general purpose areas and the need for space for outdoor learning.

Financial budget pressures, both at a local and national level are likely to have a major impact on the Schools Service over coming years, particularly in relation to the provision of pupil support and administrative support for schools.

Section 4   Asset Demand Profile

Aberdeen City Council aspires to develop a world class education service and a customer-led, joined-up service delivery structure through the roll-out of our integrated community schools programme and deliver the Curriculum for Excellence. To achieve these aims we must provide the highest quality learning environments across the city.

In the context of joined-up service delivery, we should make best use of all our buildings, including delivery of other Council and partner services from school buildings and facilities. New buildings and major refurbishments should where possible allow for facilities for integrated service provision, including the delivery of community learning ad development and other forms of partnership working, (ideally a minimum floor area of 150 m^2).

The 3Rs project, through which two new secondary schools and eight primary schools were built or refurbished, included Police facilities in five schools, community

Education Culture and Sport Service Asset Management Plan (SAMP)

facilities in seven and NHS facilities in two. There are also Library facilities in two of the schools and a major Sports Centre in one.

Aberdeen City Council has taken very considerable steps in recent years to review the school estate and school catchment areas to ensure nursery/primary continuity in all primary schools, with the except of St Joseph's and Holy Family Roman Catholic Schools.

In terms of disability and access, the level of modifications varies considerably across the school estate, and certain elements of the school portfolio present particular challenges. For example, within the Victorian schools, disability access has proved particularly difficult to achieve, although Hanover Street School was completely redesigned and refurbished internally, and is now fully DDA compliant. Sunnybank School has been partially refurbished and is now DDA accessible. There are also many schools with small rises and falls in levels which inhibit disabled access to the whole building.

There is presently some inequality in the level of modern games hall and outside games facilities. There is good geographic coverage of access to all-weather pitches, with many schools having been provided with pitches through the New Opportunities Funding, or via the 3Rs programme. However, these facilities, whilst offering vastly improved opportunities for PE and sport, do have significant long-term repair and maintenance costs.

Many of the older schools are not particularly energy efficient with a number having expensive heating systems, such as oil-fired, which cannot be adjusted effectively for the requirements of different users in needs. Considerable improvements have been made in many schools over recent years, including replacing heating systems, lowering of ceilings, provision of highly efficient glazing and improved insulation, though there is considerably more to do.

School security is extremely important in the design of new schools in terms of monitoring access and egress, informal supervision and site management.
Some of the older schools in particular Victorian Schools do not have a reception or office providing face to face contact with visitors to the building, as offices are located elsewhere in the building, usually on the first floor. Some building readjustment will be required to make this possible. Many schools have CCTV covering the exterior of the buildings including those built through the 3Rs programme. Any proposed new building will take account of 'Secured by Design' principles, with work being carried out in conjunction with the Police, as have been incorporated in the newly built 3Rs schools.

Section 5   Asset Supply Profile

The buildings are listed below, with details of both Condition and Suitability scores.

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Overall Condition Gradings

A   Good   - Performing well and operating efficiently
B   Satisfactory - Performing adequately but showing minor deterioration.
                (note this is a very broad category)
C   Poor   - Showing major defects and or not operating efficiently
D   Bad   - Life expired and/or serious risk of imminent failure

Primary Schools	Condition Rating	Suitability Rating	Brief Description	Capacity	Roll Forecast
Abbotswell	B	C	1950's granite building with modern extensions	300	96% - stable
Airyhall	A	A	New 3Rs building with community and police facilities	360	87% - stable
Ashley Road	B	C	Victorian granite building which has had significant recent investment in providing new heating system and asbestos removal	415	92% - stable
Braehead	A	A	New 3Rs building	279	62% - stable
Bramble Brae	B	B	Small 1950's granite building with modern extensions	198	86% - dropping to 70%
Broomhill	B	B	Victorian granite building	450	79% - stable
Bucksburn	C	B	Victorian granite nursery and pre cast concrete panel primary – agreed in principle for replacement	180	85% - rising to 180% (111% in 2014 and continuing to rise)
Charleston	A	B	Late 1990's building	300	74% - rising to 128% (107% in 2016)
Cornhill	B	C	Large1960's flat roofed single story building with significant unused accommodation and community wing	420	77% - stable
Culter	B	B	Victorian granite building	420	70% - stable

Cults	B	B	Large1970's single story flat roofed building with historic community facilities	540	83% - rising to 136% (108% in
Danestone	B	B	1980's building	330	60% - stable
Dyce	B	B	Large1970's single story flat roofed building with significant unused accommodation and community wing	523	68% - dropping slightly
Fernilea	B	B	1970's single storey flat roofed building	300	79% - rising to 97%
Ferryhill	B	C	Victorian granite building	387	83% - stable
Forehill	B	C	1980's paneled building	360	59% - stable
Gilcomstoun	B	C	Victorian granite building	240	95% - stable with a peak of 102% in 2016
Glashieburn	B	C	1980's paneled building	420	57% - stable
Greenbrae	B	B	1970's single storey flat roofed building	225	69% - dropping to 59%
Hanover Street	A	B	Victorian granite building recently totally refurbished (£8M - 2008)	240	95% - stable
Hazlehead	A	A	New 3Rs building with community and police facilities	306	84% - rising to 100%
Heathryburn	A	A	New 3Rs building	279	87% - stable
Holy Family	C	B	Late 1950's	180	66% - stable
Kaimhill	A	A	New 3Rs building with community and police facilities and a public library	198	102% - rising to 118%
Kingsford	B	C	Late 1950's building	387	83% - stable

Kingswells	A	B	1990's building	450	95% - stable with a peak of 102% in 2016
Kirkhill	B	C	1950's granite building	330	69% - dropping to 60%
Kittybrewster	B	C	Victorian granite building	300	70% - rising to 84%
Loirston	B	B	1980's single storey building	480	71% - stable
Manor Park	A	A	New 3Rs building with community and police facilities	252	91% - rising to 98% with a peak of 103% in 2016
Middleton Park	B	B	1980's single storey building	240	69% rising to 108%
Mile End	A	A	New 3Rs building with community and NHS facilities	415	92% - stable with a peak of 100% in 2015 -17
Milltimber	B	C	1970's single storey flat roofed paneled building	270	80% - rising to 108%
Muirfield	B	B	1950's granite building with extensions	360	74% - dropping to 65%
Newhills	C	B	1970's paneled building	240	74% - rising to 101%
Quarryhill	B	B	1950's granite building 2 storey	390	55% - stable
Riverbank	B	C	1950's recently partially refurbished as part of amalgamation with St Machar	300	82% - rising to 120%
Scotstown	B	B	1970's prefabricated concrete building	300	71% - rising to 110%

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					(106% in 2017)
Seaton	A	A	New 3Rs building with community and police facilities	198	90% - rising to 122% (103% in 2013)
Skene Square	B	C	Victorian granite building	420	87% - rising to 112% (104% in 2015)
St Joseph's	B	B	Victorian granite rented from Roman Catholic diocese	420	75% - dropping to 66%
St Peter's	B	B	Victorian granite building	198	100% peaking at 107% in 2016
Stoneywood	B	C	Victorian granite building	180	72% rising to 114% (101% in 2017)
Sunnybank	B	C	Victorian granite building including community facilities, recently partially refurbished including windows	360	75% - rising to 86%
Tullos	B	C	1950's art deco building	360	84% - steady, peaking at 96% in 2016
Walker Road	B	B	Victorian granite building	420	92% - steady
Westpark	B	B	1950's granite building recently refurbished including new windows as part of amalgamation with Byron Park	360	66% - rising to 75%
Woodside	B	C	Victorian granite building	420	81% - steady
Secondary Schools	**Condition Rating**	**Suitability Rating**			
Aberdeen Grammar	B	B	Mid Victorian granite building	1141	96% - stable,

					rising to 99%
Bucksburn	A	A	New 3Rs building	683	72% - rising to 97%
Bridge of Don	B	B	1970's flat roofed building incorporating community wing and swimming pool	799	76% - rising to 83%
Cults	A	A	New 3Rs building	1141	92% - rising to 115% (103% in 2015)
Dyce	B	C	1970's flat roofed building	653	86% - stable, dropping to 77%
Harlaw	B	B	Victorian granite building with modern extensions	907	96% - stable
Hazlehead	B	C	1970's flat roofed building	1008	89% - stable but dropping
Kincorth	B	B	1970's flat roofed building	930	68% - stable
Northfield	B	C	1950's red brick building with modern extensions	857	69% - stable but dropping
Oldmachar	B	C	1980's prefabricated building	1104	79% - stable but dropping
St Machar	B	B	1930's granite building	1035	85% - rising to 98%
Torry	B	B	1930s extended	638	69% - stable
Special Needs Schools	**Condition Rating**	**Suitability Rating**			
Cordyce	B	D	1970's single storey with 2 residential units		
Hazlewood	B	A	1970's single storey		
Woodlands	B	B	1980's single storey		
St Nicholas Pupil Centre	A	A	Victorian granite building currently used for pupil support staff		

Education Culture and Sport Service Asset Management Plan (SAMP)

Section 6   Supply / Demand Comparison

6.1   A major review of Aberdeen City Council's Secondary School Estate was carried out during 2010, with the a report being considered by a special meeting of the Council's Education, Culture and Sport Committee on 28 October 2010.

6.2   Work on a detailed review of the City Council's Primary School Estate is underway, and will be reported to the Education, Culture and Sport Committee in early 2012. Given the potential knock-on effect of any changes to secondary school zones, on associated primaries, and vice versa, it is acknowledged that this may result in a more comprehensive review of school provision, resulting from work to review the primary school estate.

6.3   In order to meet the increase in pupil numbers resulting from new housing development within the Riverbank Primary School catchment, there is likely to be a requirement for additional accommodation on the school site.

6.4   In the case of both of the above reviews, the process involved a detailed evaluation of supply issues, (i.e. capacity, suitability, operational efficiency and condition of school buildings), and demand issues, (i.e. current school rolls, projected pupil numbers, and the likely impact of development allocated in the Proposed Local Development Plan, and the requirements of schools to meet the Curriculum for Excellence).

Section 7   Preferred Solutions & Development of Outline 5 Year Plan

1.   Build a new ASN 3 – 18 years school campus on the site of the former Raeden Centre and close Hazlewood and Woodlands Schools.

2.   Close Bucksburn Primary School and amalgamate with Newhills School in a new building on the former Newhills School site using funding support from the Scottish Government via the Scottish Futures Trust.

3.   Develop new "fit for purpose" provision based on the outcomes of the service review for pupils with social, emotional and behavioural needs and the building options appraisal currently being undertaken.

4.   Undertake a detailed review of the Primary School estate.

5.   Address the need for additional accommodation at Riverbank Primary School to meet the identified increase in pupil numbers resulting from new housing development.

6.   Implement the outcome of the primary and secondary school estate reviews.

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7.   Undertake a detailed review of school security requirements, to ensure that they provide safe and secure environments.

8.   Complete the roll out of wireless technology for schools.

Section 8   Approval of SMT

Section 9   Comments of the Corporate Asset Group

Service Asset Management Plan (SAMP) 2011

Communities

Directorate: Education, Culture and Sport

Service: Communities

Service Manager: Gail Woodcock

Section 1   Introduction

The Service Asset Plan has been compiled as part of the Education, Culture and Sport Service Asset Management Plan.

The Service Asset Management Plan will be used to determine the priority areas for spend across the Education, Culture and Sport estate in line with the Service Plan taking into account best value in times of reducing budgets.

Section 2.   Description of Service

The work of the Community Learning and Development service helps to deliver outcomes that relate to all three national strategic objectives:

- **Learning for Adults -** Raising standards of achievement in learning for adults through community based lifelong learning opportunities incorporating the key skills of numeracy, literacy and communications, working with others, problem solving and ICT;

- **Learning for Young People -** Engaging with young people to facilitate their personal, social and educational development and enable them to gain a voice, influence and a place in society.   This work takes place in many settings including youth clubs, activity groups, in work places, in schools, on the street and in outdoor spaces.   It uses arts, media, sports and many activities that encourage young people to become successful learners, confident individuals and effective contributors;

- **Building Community Capacity -** The work of community Learning and Development helps build community capacity and influence by enabling individuals and communities to develop the confidence, understanding and skills required to influence wider decision making and service delivery. This encourages communities to tackle real issues in their lives through community action and community based learning; and to national policy frameworks including:

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- Achieving our Potential
- Equally Well
- Early Years Framework
- Curriculum for Excellence, (by building the potential of young people and working with their families and communities).

The work focuses on learning and social development work with individuals and groups using a range of formal and non formal methods. It supports and enables people of all ages through partnership working to tackle issues of importance to them and to influence the factors that affect their lives. It helps to provide people with the skills and information they need to participate in community life and to further their own personal development through learning.   This improves people's confidence and skills and contributes to better health and wellbeing for both individuals and communities.

Community Learning & Development has a particularly important role in supporting individuals and communities through key transitions.
- In the early years through working with families
- For young people moving into the adult and community world
- For all who through a lack of skills, ill health or other negative experiences need the chance to change and make progress
- For older people, keeping them active and in the community for longer
- For communities experiencing significant changes such as regeneration and environmental challenges
- For migrants and refugees and their host communities
- To help communities to keep and build engagement with public services at a time of pressure and reorganisation

Adventure Aberdeen

Adventure Aberdeen provides outdoor education, corporate and adventure activities and training. Adventure Aberdeen's key aim is to "inspire learning through adventure".

Outdoor education is a well established learning approach that uses adventurous activities to engage, inspire and develop individuals and groups in an education setting.

The Curriculum for Excellence has many experiences and outcomes that can be successfully approached and achieved through active learning out of doors. Outdoor learning and the use of outdoor classrooms is a significant part of Adventure Aberdeen's work and ethos.

Activities are structured, evaluated and reviewed so targets can be set for individuals and groups back in the classroom, community or home. If you would like to find out

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more about the service please look at Adventure Aberdeen's web page at
www.aberdeencity.gov/adventureaberdeen

The Childcare Service

The Childcare Service offers children:

- A safe, happy and caring environment
- Opportunities to play, develop new skills and make friends
- A wide range of activities to suit individual interest

Childcare Service Aims & Objectives

The city -wide Childcare Service aims to provide affordable, accessible and quality childcare and child development activities which support community learning and engagement and participation in the life of the city.

The city-wide Childcare Service is continually developing and improving the service offered to meet the wide and diverse needs of the community.

All staff are very experienced in making children feel welcome, secure and included. Every child is supported to enjoy their time and get the full benefits of the activities on offer. Each child is treated as an individual and helped to develop their skills and talents at their own pace.

Section 3   Anticipated Key Changes to Service

3.1   Reduction in budget and staffing
Achieving the budget saving of £2.4 million in 2011/12 will result in a reduction of staff by 2/3rds (ie. 67% of contracted staff & 83% of part time staff). This will mean that a greater proportion of budget will be spent on buildings, than on staff, whilst Scottish Government expectations of the service are not reducing.   There will be a greater demand for the delivery of training by community providers and the need to work in partnership with key service providers.

3.2   Moving to a Leased Community Centre model
In April 2011, the Education, Culture and Sport Committee agreed to transfer the 26 Community buildings that are currently managed by Community Learning and Development to a leased centre model.   This means that the centres will be leased to and the programmes run by independent management committees. Implementing the decision may incur costs associated with bringing every building up to an agreed standard and it is recognised that some buildings may require a considerable amount of work.

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Once this decision has been implemented, the focus of the Service will be to use different buildings and spaces across the City to deliver services .

3.3 National political landscape will impact on direction

Scottish Government and the principles of the *Big Society* are likely to create greater pressure for community ownership of assets. However it is currently unclear whether there may be any additional government funding to support this model of ownership.

Curriculum for Excellence requires greater involvement of Community Learning & Development.

3.4 Access to buildings

Historically there have been reported difficulties with young people getting access to some of the existing Leased Community Centres and the Service will therefore need to ensure that access for young people is incorporated into the arrangements for new Leased Community Centres.

3.5 New opportunities

The service will need to develop a more robust approach to income generation taking account of community capacity to pay and the needs of regeneration areas.

With the current national economic situation, there is likely to be greater pressure to address the needs of young people who are not in education, employment or training, via the 'More choices, more Chances' strategy.

There is increasing potential for greater virtual and on-line learning.

Any new schools should have flexible community facilities built into their design.

3.6 Planning/Local plan pressure

Housing developments arising from the new Local Development Plan will generate need and raised expectations for new community facilities. The largest proposed development at Grandholme will require new community provision, and early discussions need to take place about how these should be provided, and managed, by whom. New developments should have integrated community facilities as part of schools

Section 4   Asset Demand Profile

Ideally the Service requires access to suitable locations for the delivery of daytime and evening activities across the City. Whilst in the past, these have tended to be purpose-built community centres in most locations, it is recognised that such activities could take place in a variety of locations including schools, clubs, churches, outdoors and other public buildings.

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Below is an extract from the recent audit report:

Whilst Aberdeen City Council has one community centre for every 4,118 citizens, the average number of centres for the three other Councils is one centre to 15,336 citizens. This therefore raises the question as to whether value for money is being secured given the number of centres being operated.

Council	Number of Centres	Population	Number of citizens per Community Centre
Dundee City Council	8	143,000	17,875
Aberdeenshire Council	17	243,510	14,324
Glasgow City Council	42	580,000	13,809
Aberdeen City Council	**51**	**210,000**	**4,118**

Section 5   Asset Supply Profile

There are currently 55 Centres, including new purpose-built facilities in 3Rs schools, units within older schools, stand alone buildings of varying age and condition some of which were purpose-built, and others which have been converted from another use such as former schools or ex-housing stock.

As part of recent condition surveys, the majority of buildings were ranked as either A or B.   There are however 7 Community Centres that were been assessed as C.

Assessments were also undertaken by Community Learning and Development staff, or representatives of Leased Community Centre management committees in relation to the Suitability of these buildings for delivering the services. The buildings are listed below, with details of both Condition and Suitability scores

Overall Condition Gradings

A   Good   - Performing well and operating efficiently
B   Satisfactory - Performing adequately but showing minor deterioration
                   - (note this is a very broad category)
C   Poor   - Showing major defects and or not operating efficiently
D   Bad   - Life expired and/or serious risk of imminent failure

Centre	Condition Rating	Suitability Rating	Location	Status
Adventure Aberdeen Base	B	A	Fairley Road, Kingswells	Converted School
Altens	C	B	Strathburn Street	Leased
Airyhall	B	B	Countesswells Road	Leased
Airyhall School	A	A	Countesswells Road	3Rs Community Facility
Balgownie	B	B	Scotstown Road	Leased
Balnagask	B	B	Balnagask Road	Leased
Beacon Centre	A	A	Bucksburn Campus Kepplehills Road	3Rs Community Facility managed by Sport Aberdeen
Bridge of Don Academy	C		Braehead Way	CL & D
Cairncry	B	B	Foresterhill Road	Leased
Catherine Street	B	B	Catherine Street	Leased
Cornhill Primary School	B	B	Cornhill Drive	CL & D
Cromdale Outdoor Centre	B	B	Cromdale, Speyside	Residential Outdoor Centre
Cults Primary School			Earlswells Road	CL & D
Cults Academy	A	A	Quarry Road	3Rs Community Facility
Cummings Park	B	A	Cummings Park Road	Leased
Cummings Park Flat			Cummings Park Crescent	CL & D
Danestone	B	B	Fairview Street	Leased
Dyce Carnegie Hall	B	A	Skene Place	Run by Dyce Amenities Committee
Dyce	C	C	Gordon Terrace	CL & D
Ferryhill	B	B	Albury Road	Leased
Froghall	B	A	Powis Place	Leased
Hanover	A	B	Constitution Street	Leased

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Hazlehead School	A	A	Provost Graham Ave	3Rs Community Facility
Henry Rae	B	B	Manor Avenue	Leased
Hilton	A	A	Hilton Rd	Leased
Inchgarth	B	B	Aboyne Place	Leased
Kaimhill School	A	B	Pitmedden Road	3Rs Community Facility
Kincorth Customer Access Point	C	B	Faulds Rd	CL & D
Leaping Leopards	B	A	Shoe Lane	CL & D
Loirston Annexe	B	B	Cove Road	CL & D
Loirston Primary School	B	B	Loirston Avenue	CL & D
Manor Park School	A	A	Danestone Circle	3Rs Community Facility
Mastrick	B	B	Greenfern Road	CL & D
Middlefield Community Flat			Logie Place	Community (Project) Flat
Middleton Park	B	A	Whitestripes Street	Early Years Facility
Mile End	A	A	Midstocket Road	3Rs Community Facility
Northfield	B	A	Byron Square	CL & D
Pittodrie	B	A	Golf Road	Leased
Powis Gateway	B	B	11 Powis Circle	Leased
Rosemount	C	C	Belgrave Terrace	CL & D
Ruthrieston	B	C	Holburn Street	Leased
Seaton	C	B	School Road	CL & D
Seaton School	A	A	Seaton Place East	3Rs Community Facilities
Sheddocksley	B	A	Sumburgh Crescent	Leased
Sunnybank School	A	A	Sunnybank Road	CL & D
Tillydrone Community Flat			Alexander Terrace	CL & D Community Flat
Tillydrone	B	A	Gordon Mills Road	Leased

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Tilly Youth Project			Formartine Road	CL & D
Torry Community Learning Centre	B	B	Oscar Road	CL & D
Torry Learning House			Balnagask Road	CL & D Community Flat
Torry (Old)	B	B	Abbey Place	In progress to becoming Leased
Tullos Primary School	B	B	Girdleness Road	CL & D
Woodside Fountain Centre	A	A	Marquis Road	ACC (former leased centre)
Webster Park Pavilion	A	A	Darbeth Grange Kingswells	Leased
Woodside Borough Hall	B	B	Clifton	Informal Community use

Section 6.   Supply Demand Comparison

The Service is currently maintains 55 buildings across the city. Of these:
- 20 buildings are leased Community Centres:
- 16 are CL & D Centres that are to become leased centres
- 3 are CL & D Flats
- 3 are non CL & D Centres that are to become leased
- 8 are 3Rs Community Facilities;
- 2 are Adventure Aberdeen Buildings;
- 1 is an Early Years Building; and
- 1 is a funded Project.

Some areas of the city have a mix of leased and community learning and development centres. With the transfer of all community centres to a leased or management model the Service will no longer control the day to day operations of these buildings.   The Service will retain building responsibilities according to the terms of any lease or management agreement.

The Service will need to take a "Total Place" approach to undertaking a detailed audit of all community/public/private space and rooms available for community activities/use.

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Section 7.   Preferred Solutions & Development of 5 Year Plan

Following an evaluation of the above information, the Service has identified the following priorities and solutions for the coming years:

1.   Review the level of provision of community centres in the city.   A comparison of provision shows that Aberdeen has more centres than Glasgow with les than half the population, almost three times the provision than Aberdeenshire and more than six times the provision than Dundee.

2.   Assess the implications of transferring community centres to leased management arrangements, in terms of condition and suitability.

Section 8.   Approval by SMT

Section 9.   Comments of the Corporate Asset Group

Service Asset Management Plan (SAMP) 2011

Library and Information Services

Directorate: Education, Culture and Sport

Service: Library and Information Services

Service Manager: Neil Bruce

Section 1   Introduction

The Service Asset Plan has been compiled as part of the Education, Culture and Sport Service Asset Management Plan.

The Service Asset Management Plan will be used to determine the priority areas for spend across the Education, Culture and Sport estate in line with the Service Plan taking into account best value in times of reducing budgets.

Section 2   Description of Service

The Library & Information Service in Aberdeen City operates from 16 community libraries and the Central Library which houses the head quarters and support services for the service.

The Mobile Library currently serves the many sheltered housing complexes in Aberdeen and Kingswells community. The van is being decommissioned later in 2011 and the mobile service is being discontinued, however services will still be provided using the home service.

The Home Service operates across the city with a vehicle deployed to deliver books to residents who are housebound.

The Curriculum Resources & Information Service (CRIS) – operates a resource centre at Kincorth Academy campus and the team provides advisory services, CPD for Learning Resource Coordinators in Schools and reader development and other CPD to teaching and support staff.

The Central Library comprises four main public departments:

- Central Lending Library

Located over two floors offering a wide range of books and talking books on CD, Cassette, MP3. It also holds specialist collections in a variety of languages, special interest including business, oil and gas industry, local history and adult literacy. Reader Development initiatives are coordinated from this library across the city

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including national reading schemes, BBC campaigns, adult literacy and numeracy initiatives. There is a number of express internet public access PCs available.

- Information Centre

Home to information enquiry services including business, government, oil and gas, patents, technical standards, Aberdeen company information, careers information etc are delivered by the Information team. The Information Centre incorporates the Local Studies service which includes resources relating to local history, genealogy, community information and has a large number of related specialist collections including maps, archives, photographs, theatre programmes, local street directories and newspapers and many more. The Europe Direct Relay service Health Information and Migrant Information Points are located within the Information Centre.

- Children's Library

A large range of resources for children from books, to DVDs, CDs, talking books are located in this area catering for children and young people. The Early Years gifting programme is delivered citywide from this location. PCs for children are available with a wide range of online resources. School and nursery visits are regularly programmed in along with a range of activities and story times.

- Media Centre

Opened in 2005, this centre houses the multi media lending collections of language courses, music CDs, DVDs and Blu-Ray discs. The Arts equipment Lending Service from which people can borrow digital cameras, projectors, musical equipment, lap tops etc operates from here. Aberdeen College Leaning Centre delivers IT classes with the 12 PCs made available to the public out with class time adding to the 22 People's Network PCs located within the Media Centre. There is also an area specifically designated for WiFi.

The main support service for the library including the IT, ordering and accessions, admin and library attendants teams is located on the lower ground level. Collections of reserve stock for lending and reference are located on this floor and the floor below which are regularly accessed during the day.

- Community Libraries

Of the 16 community libraries two are incorporated in 3Rs projects including Bucksburn Community Library and the newly opened Kaimhill Library. Kincorth Library is also one of the Council Customer Access Points which delivers information on, and access to, a range of Council services as well as accepting payments for parking etc. All community libraries offer a range of services and information; they have People's Network PCs, photocopying facilities, and deliver a programme of events and activities for all the community.

Section 3   Anticipate Key Changes to Services

3.1   Proposal to move to arms length organisation/external Trust with the Council as main funder.   However this may limit the opportunities for attracting funding.   There is a potential saving of over £200,000 in rates.

3.2   ICT offers new ways of delivering the service including Digital Scotland which aims to promote access to heritage and information resources, the Scottish Government digitisation of resources e.g. the scanning of resources, on line returns etc.

3.3   Libraries are a focus and have a key role to play in National Entitlement Cards and links for the expansion of a Citizen Card and E-pulse.

3.4   Budget restrictions have not reduced the expectations of what the service can deliver.   It is also unclear what the additional costs and the impact to the service, such as response times, might be from outsourcing ICT.

3.5   There will be implications for libraries resulting from other 5 Year Business Plan (e.g. the impact from the review of community centres; elderly social care etc).   It is unclear where community learning hubs now fit with libraries and the leasing of community centres.

3.6   The strategy to develop Customer Access Points could potentially utilise libraries.

3.7   As part of the 5 year business plan, there was a priority based budgeting proposal to close up to 8 libraries over 5 years to save in the region of £500,000.   It is anticipated that there will be considerable public backlash and reaction to library closures, as has happened elsewhere in Scotland and England.

Section 4   Asset Demand Profile

A comparison with other similar sized cities suggests that Aberdeen City needs up to a maximum of 10 community libraries. There are currently 16, plus the Central Library. The distance to travel in a city to a library is an average of 2.5 miles. By comparison, Mastrick, Northfield & Cornhill libraries are all within 1 mile of each other. The 16 Community Libraries range from new purpose-built facilities in 3Rs schools to stand alone buildings of varying age and condition, some of which were purpose-built.

Libraries should ideally be located where there is a growth in the population and should be located either on a shared campus or located adjacent to other community facilities taking account of public transport routes and parking.   There is future potential for creating libraries in partnership with developers of housing estates or big shopping developments e.g. Danestone.

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The Central Library has a regional focus and requires a central location but this could be a more suitable location with better/good accessibility and transport links. The Central Library has the highest footfall of city cultural facilities.

All libraries require a good ICT infrastructure & need a sufficient footprint to provide flexible and suitable library and information service space.

Section 5   Asset Supply Profile

A 2010 condition survey, ranked all library buildings as either A or B on a scale of A (excellent) – D (poor). Assessments were also undertaken in 2011 in relation to the suitability of these buildings for delivering services. The results of this exercise showed a slightly different picture, with 7 of the 17 Libraries being assessed as a C rating in terms of suitability.

The buildings are listed below, with details of both Condition and Suitability scores.

Overall Condition Gradings

A   Good   -Performing well and operating efficiently
B   Satisfactory - Performing adequately but showing minor deterioration
                            (note this is a very broad category)
C   Poor   - Showing major defects and or not operating efficiently
D   Bad   - Life expired and/or serious risk of imminent failure

Library	Condition Rating	Suitability Rating	Narrative
Airyhall	B	C	This is the busiest community library in the city. It is in a good location and houses the mobile library unit. Ideally it needs a bigger car park and some refurbishment and rewiring.
Bridge of Don	B	C	The library is the second busiest community library in the city, is well over capacity and severely space constrained. This is 30 year old, temporary, flat-roofed building that has exceeded its lifespan. The building has been earmarked for replacement for 10 – 15 years and needs a larger car park. It is a good location with good bus routes.
Bucksburn	A	A	This is a well used library on the campus of the Bucksburn 3Rs Academy.

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Central	B	C	There are problems with the roof and some mechanical and electrical work is needed. There are limitations with this being a historic building. It is unclear what impact the future/closure of Denburn car park will have on footfall.
Cornhill	B	B	This is part of the Cornhill Shopping Centre. It is in good condition but it competes with Northfield and Mastrick. There had been a proposal to relocate the library within Cairncry Customer Access Point but this project has progressed.
Cove	A	A	This is a relatively new library with a Grampian Police office co-located. Together with the adjacent Loirston Primary School and NHS Grampian GP surgery and Dental surgery, it forms part of a campus of local services. The location is good with a growing population. There have been problems with window breakages.
Culter	B	B	Good location on the North Deeside Road but there is limited car parking. Serves a local, remote population.
Cults	B	C	Previous proposals to close this library were met with considerable local and political resistance. It is a good central location on North Deeside Road.
Dyce	B	B	This is a good location and serves the local village community.
Ferryhill	B	B	Located 1 mile from Central Library, it serves local community but the building is not fit for purpose.
Kaimhill	A	A	This is part of the new 3Rs school and replaced a previous small community library.
Kincorth	B	B	This is a reasonable location linked to the Customer Access Point. The building heating system needs work. Possible link to proposed new academy.

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Mastrick	B	B	This is a good location for local community facilities and the Customer Access Point. The building dates to the 1950s and needs internal refurbishment. The building has a flat roof and metal windows, and suffers from vandalism problems.
Northfield	B	C	This is a difficult building to adapt. It is linked to the Community Centre by a stair well, though adaptation costs have proved prohibitively expensive .
Tillydrone	B	A	Tucked away location, quite close to the new Woodside Fountain Centre Customer Access Point.
Torry	B	C	This is a historic building opened as a Reading Room. It is not well used or near other community facilities, and there is limited on-street car parking.
Woodside	B	C	This is a small library with limited shelf space and poor fire safety. It is very close to the Woodside Fountain Centre and the new NHS Woodside Medical Practice.
Library Mobile Unit	N/A	N/A	Being decommissioned later in 2011.

Section 6   Demand Supply Comparison

There are more community libraries in the city than are needed to adequately serve the population. Not all libraries are in ideal locations to meet the needs of the local communities they serve.   Whilst in Northfield, Mastrick, Cornhill there are three libraries within a mile of each other in other parts of the city where new housing has been built there is no library provision at all.

In order to ensure that provision is in the right place it will be necessary to critically evaluate need for libraries within communities, whether there is a good footfall and whether the Council has capacity in existing buildings or proposed new developments.

Section 7   Preferred Solutions & Development of 5 Year Plan

As part of the 5 year business plan there is a pending priority based budgeting proposal to close up to 8 libraries over 5 years to save in the region of £500,000. This may be revisited as part of the 2012/13 budget.

Education Culture and Sport Service Asset Management Plan (SAMP)

7.1.   Review Library provision across the city.

Section 8   Approval by SMT

Section 9   Comments of the Corporate Asset Group

Service Asset Management Plan (SAMP) 2011

Museums & Galleries

Directorate: Education, Culture and Sport

Service: Museums & Galleries

Service Manager: Neil Bruce

Section 1   Introduction

The Service Asset Plan has been compiled as part of the Education, Culture and Sport Service Asset Management Plan.

The Service Asset Management Plan will be use to determine the priority areas for spend across the Education, Culture and Sport estate in line with the Service Plan taking into account Best Value in times of reducing budgets.

Section 2   Description of Service

The Museums and Galleries Service delivers museums and art galleries service across the City of Aberdeen. Museums are places where people can explore the past and the present; they help create a sense of identity and are a unique repository of knowledge. Our collections have strengths in themes of art, heritage, social history and culture. A key player in the provision of cultural activity in the North East, it is the third largest local authority funded museum service in Scotland.

Local Authorities have a wide-ranging role in ensuring cultural provision, including the provision of museums.

The statutes that provide the legislative framework for local authorities' delivery of cultural services, relating particularly to museums are:

- The Public Libraries Consolidation (Scotland) Act 1887, in section 10, gives local authorities power to purchase, rent or construct libraries, museums and galleries, and to maintain and furnish those buildings. Section 21 gives authorities power, amongst other things, to purchase books, works of art, maps and other articles, to lend out books and other items and preserve and sell books and other items. The Act also requires local authorities to *"manage, regulate and control all libraries or museums or galleries"* and creates restrictions as to how they may charge for these facilities.

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- The Local Government and Planning (Scotland) Act 1982; sections 14 to 17. Section 14(1), as amended by Section 128 of the Local Government etc. (Scotland) Act 1994, places upon local authorities a duty to " *ensure that there is adequate provision of facilities for the inhabitants of their area for recreational, sporting, cultural, and social activities"*.
- The Local Government in Scotland Act 2003 deals with arrangements for Community Planning, which embraces planning for cultural activities The Act also places a duty on local authorities to achieve Best Value, to initiate and facilitate community planning and gives them the power to advance community well-being (section 20) in the context of Community Planning.

The Implementation of National Cultural Strategy: Guidance for Scottish Local Authorities acknowledges that the legislation is vague in relation to the principal statutory duties and powers. It further advises local authorities to meet their statutory responsibilities by:

- Preparing an authority-wide cultural strategy and action plans
- Ensuring the strategy and plans reflect the cultural needs of its area
- Create a supportive infrastructure, providing adequate facilities for cultural, sporting activities etc in line with statutory responsibilities
- Provide services, either directly or by commissioning them from voluntary or private sector bodies
- Contribute to the strategies and plans of other bodies, acting in partnership.

(Ref: Implementation of the National Cultural Strategy: Guidance for Scottish Local Authorities published March 2003).

Museums and Galleries is further governed by the Accreditation Scheme (The UK standard for Museums and Galleries) currently operated by Museums Libraries and Archives (MLA), the Scottish Government's Recognition Scheme (for museums which hold collections that are recognised as being of national significance to Scotland) and by the guidelines for professional practice enshrined in the Museums Association's Code of Ethics

There are 69.58 full time equivalent posts on the establishment of Museums and Galleries, delivering a variety of services from security and customer care to specialised collections-based knowledge. The service is currently managed by the Art Gallery & Museums Manager, who reports to the Service Manager responsible for Culture and Sport. A Service Redesign took place in 2009 following budgetary pressures on the staffing budget and a workforce planning exercise conducted in collaboration with colleagues in Human Resources.

The service operates from a number of venues: Aberdeen Art Gallery, Aberdeen Maritime Museum, Provost Skene's House, the Tolbooth, the Cowdray Hall, Reserve and Study Collections at Frederick Street and Kittybrewster. Central to the Service are the various collections that are housed in the Art Gallery and Museums and that exist in a wider sense in the form of archaeological sites, monuments, sculpture and

plaques throughout the City. Core activities include documentation, exhibition and display, education and interpretation.

The service operates two retail and two catering sites – Aberdeen Art Gallery café and shop, Provost Skene's House cellar café bar and Aberdeen Maritime Museum shop. A third café facility at Aberdeen Maritime Museum is operated by an external contractor, currently by Sodexo. Lloyd's Library and the McBey Art Library hold specialist books and periodicals available for public consultation.

Two specialist committees support the service – the Cowdray Hall Committee and the Marguerite McBey Trust, each with focussed remits. The Friends of Aberdeen Art Gallery & Museums help by raising funds for special projects and by organising a number of events, including private views.

The number of in person visitors and usages of the collections are reported on an annual basis as a Statutory Performance Indicator.
The figures for 2009/10 are:
   • Number of visits / usages of the collections, including user sessions of our web pages – 732,636
   • Number of visits in person – 339,858

The service was placed in the upper quartile for 2009/10. Figures for 2010/11 are not available yet.

Section 3   Anticipated Key Changes to the Service

3.1   Museums Galleries Scotland – development of a new National Strategy for museums services in Scotland(12 months from June 2011)

3.2   Arts Council England is taking over the operation of the current Museums Libraries and Archives role, which manages the national sector standard Accreditation Scheme. The Museums and Galleries service is required to meet this minimum standard to access external funding. A new standard Accreditation 2011 will be launched in October 2011.

3.3   A new quality assurance system, 'How Good is our Culture and Sport' is currently being rolled-out for local authority services in Scotland.

3.4   Insurance for high value collections and exhibitions – the Government Indemnity Scheme is making more challenging conditions on our venues (security and environmental control) to meet the required standard for Government Indemnity insurance. Without this the service is unable to attract high value exhibitions.

3.5   Cross-over between Economic Development and Culture – The links between Museums and Galleries and the cultural and tourist economy and the economic impact of cultural venues and activities.

Education Culture and Sport Service Asset Management Plan (SAMP)

3.6   Council Priorities – 5 year Business Plan (attraction and retention of residents and visitors to City). agreed that an options appraisal to move the service to an arms-length organisation / trust. be undertaken

Section 4   Asset Demand Profile

4.1   There is an identified need for suitable storage to house the parts of the collections currently stored in buildings that are going to be disposed of. Frederick Street and Linksfield Academy will both need to be vacated in the summer/autumn of 2011.

4.2   There is a lack of suitable storage available in the Art Gallery which is creating pressures on the collections and art handling programme. The need for suitable storage for the collections and any future redevelopment of the Gallery are interlinked, requiring a long-term solution. The service believes this is best resolved by creating a Community Collections Centre which will increase access to the collections for the public and ensure sustained long-term care of these assets.

4.3   In order to increase the amount of the collection on display there is a need for additional floor and wall space.   This is also required to promote more permanent exhibition space plus better environmental controls and educational facilities and activities in gallery.

4.4   Challenges of Fire Risk Assessments & Theatre Licence Inspections include cost and build issues.

4.5   Continued issues around meeting Visit Scotland requirements for visitor facilities (for example toilets and cafes). These are currently falling below the standard at the Art Gallery and Maritime Museum and are bringing down the overall rating at both venues.

4.6   Political commitment to transfer services to a new Cultural Trust by April 2013.   An options appraisal to be completed by November 2011.

4.7   Impact of closure and demolition of St Nicholas House on Provost Skene's House.

Section 5   Asset Supply Profile

The 2000 Access Audit identified that a number of improvements were required to make the building DDA compliant and enable full unaccompanied access for disabled visitors rather than the current arrangement whereby staff accompany visitors.

The conservation survey of the Art Gallery undertaken in 2010 identified that a considerable amount of work is required to improve the environmental performance and external shell of the building.   There is an ongoing problem with water ingress and the roof needs regular maintenance and repair.   Other problems include maintaining the correct environment for the Collections and exhibitions. This is hampering our ability to attract major exhibitions to the city.

Overall Condition Gradings

A   Good   - Performing well and operating efficiently
B   Satisfactory - Performing adequately but showing minor deterioration
                        (note this is a very broad category)
C   Poor   - Showing major defects and or not operating efficiently
D   Bad   - Life expired and/or serious risk of imminent failure

Asset	Type	Condition	Suitability	Detail
Aberdeen Art Gallery	Museum - Freehold	B	C	A full condition survey was undertaken in 2010 which details the work needed to bring the building up to a suitable standard and make it DDA compliant. Immediate issues include the roof.
Cowdray Hall	Auditorium located adjacent to the Art Gallery	C	C	The hall has excellent acoustics but is in need of upgrading and is not fully DDA compliant.
Provost Skene's House	Museum - Leasehold	B	C	The building lacks storage, has inadequate toilet facilities and has accessibility problems as well as water ingress.
Aberdeen Maritime Museum	Museum - Freehold	B	A	The building is in good condition but suffers from a lack of storage and educational facilities.
Tolbooth Museum	Museum	B	B	This is a shared building with limited access for visitors and toilet facilities only for staff.
Reserve Collection – Powis Terrace	Depot – Freehold	B	C	This is a shared building which holds the most valuable collections. There is poor access and the environmental controls are not fit for

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				purpose.
Frederick Street collections storage	Depot - Freehold	C	C	This site will become unavailable as part of the new NHS development.

Section 6   Supply / Demand Comparison

There are a number of challenges facing the service. In particular the Art Gallery is deteriorating and needs considerable work to restore it.   An options appraisal for the refurbishment and extension of the building has been undertaken and the costs are significant.   Although there is a possibility of attracting Heritage Lottery Fund this would need to be matched by the Council.

Aberdeen lacks a generic Museum so museums tend to focus on specific aspects of collection (eg Costume, Maritime), and bits of collections not accessible   The service has significant levels of goodwill which leads to projects such as the Lewis Chessman Exhibition in partnership with British Museum and National Museum Scotland.

Storage is a major problem with the need for purpose built accommodation with the environmental controls required to house valuable collections.   An open store (Community Collections Centre) is a realistic means of displaying more of the collections and increasing accessibility for locals and tourists.

Section 7   Preferred Solutions & Development of Outline 5 Year Plan

1.   Continue to investigate possible sources of funding to support the Art Gallery Development Study Preferred Option.

2.   Continue to explore opportunities to create a new museums storage facility in conjunction with partners that will provide improved access to collections, enhanced research facilities and improved educational and learning opportunities.

Section 8   Approval of SMT

Section 9   Comments of the Corporate Asset Group

Service Asset Management Plan (SAMP) 2011

Sport & Recreation

Directorate: Education, Culture and Sport

Service: Sport & Recreation

Service Manager: Neil Bruce

Section 1   Introduction

The Service Asset Plan has been compiled as part of the Education, Culture and Sport Service Asset Management Plan.

Aberdeen City Council's Sport and Recreation Service was transferred to a new Arm's Length Trust, Sport Aberdeen, in July 2010. Whilst Sport Aberdeen operates the full range of City Council sports facilities on a day-to-day basis, under a 10 year licence arrangement, the buildings are still owned by, and ultimately the responsibility of the City Council.   This means that any detailed Asset Management Plan, and associated priorities, would need to be developed by the City Council, in conjunction with Sport Aberdeen.

This document therefore sets out some of the basic data relating to the sports facilities, including the results of Condition Surveys carried out by the City Council, and Suitability Assessments carried out by Sport Aberdeen staff. It is however recognised that more detailed work needs to carried out, in conjunction with Sport Aberdeen to identify priorities and preferred solutions for the service's assets. In particular, the City Council is currently leading a piece of work, to review Swimming Pools city-wide, and develop a Water Management Plan for the city, which could have a major impact on the swimming pool facilities managed by Sport Aberdeen.

Section 2   Description of Service

Sport Aberdeen was specifically established in 2010 to provide sport and related services that enhance the lives of residents and visitors to the City on behalf of Aberdeen City Council to enable the local authority to effectively discharge its statutory responsibilities, policies, strategies and objectives in respect the delivery of sport and physical activity services to the Community

A key part of Sport Aberdeen's role is to provide programmed, as well as casual use, of some 30 city council sports facilities across the city, and contribute to the delivery of the City's Sport and Physical Activity Strategy 'Fit for the Future', 2009-15.

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The Council's expectations of Sport Aberdeen are set out within the Funding and Service Provision Agreement, and their use of City Council buildings is governed by the Facility Licence Agreement.

As a registered charity, Sport Aberdeen operates its policies and delivery of services in accordance the requirements of the Office of the Scottish Charitable Regulator, (OSCR), and the Company's main Charitable Objectives, which are as follows:
- to advance public participation in sport;
- to provide facilities, or assist in the provision of facilities, in the interest of social welfare for recreation and other leisure-time occupation so that their conditions of life may be improved;
- to advance education;
- to advance community development;
- to advance the arts, heritage and culture; and/or
- to advance such similar charitable purposes as the directors may determine from time to time.

Whilst the majority of the City Council's sport and recreation facilities are managed by Sport Aberdeen, there are a small number that have either been retained by the Council, or in the case of Aberdeen Snowsports Centre, at Garthdee, which is managed by an independent Sports Trust.

Section 3   Anticipated Key Changes to the Service

3.1   Key changes to the service would be agreed as part of Sport Aberdeen's Business Plan.

3.2   The City Council recently agreed to progress with the construction of a 50 metre pool and aquatics centre on the site of the former Linksfield Academy, in partnership with the University of Aberdeen and Aberdeen Sports Village. It is acknowledged that this will have a major impact on swimming provision in the city, which will need to be reviewed.

Section 4   Asset Demand Profile

4.1   The Local Government and Planning (Scotland) Act 1982; sections 14 to 17. Section 14(1), as amended by Section 128 of the Local Government etc. (Scotland) Act 1994, places upon local authorities a duty to " *ensure that there is adequate provision of facilities for the inhabitants of their area for recreational, sporting, cultural, and social activities".*

4.2   Whilst there has been much discussion and debate around the concept of 'adequacy of provision', national standards for provision of sports facilities have never been developed. However, the national sports agency, Sport Scotland have developed a Sports Facilities Planning Model, which can be

used as a tool to help review sports provision, using the benchmarks of provision of different types of sporting provision across Scotland.

Section 5   Asset Supply Profile

5.1   Aberdeen City Council has long been considered as having a relatively high level of sports provision including both public and school facilities in comparison to similar sized cities.

5.2   Over recent years there has been considerable investment in new sports facilities within Aberdeen City by a wide range of providers.   These include:
- new regional sports facility at Aberdeen Sports Village,
- Transition Extreme sports facility at the beach,
- Aberdeen Snow Sports at Garthdee;
- a range of private fitness and sports facilities
- a range of new sports facilities incorporated within 3Rs buildings including a 25 metre pool at Cults Academy, refurbished sports facilities at the Beacon Centre and all weather pitches in all schools.
- New 50 metre pool and aquatics centre which is due to be completed in 2014.

5.3   As part of City Council budget savings, a number of facilities have either been closed, or have reduced their level of operation. These include:
- Bon Accord Baths – closed in 2008
- Alex Collie Sport and Community Centre – reduced public programme from April 2009
- The Jesmond Centre – reduced public programme from April 2009
- Sheddocksley Sports Centre – reduced public programme from April 2009
- Peterculter Sports Centre – reduced public programme from April 2009
- Linksfield Pool – closed in October 2010
- Northfield Swimming Pool –reduced public programme from April 2011

5.4   As part of recent condition surveys, the majority of buildings were ranked as either A or B.   There are however 2 Golf Starters Boxes which were assessed as C.

5.5   In addition to the City Council condition surveys, detailed building surveys were carried out for each of buildings, immediately prior to the transfer to the Sports Trust, and these will form the basis of detailed discussions with Sport Aberdeen in relation to maintenance and development of their facilities.

5.6   Assessments were also undertaken by Sport Aberdeen staff in relation to the Suitability of these buildings for delivering the services. Whilst the majority of buildings were scored as either A or B, Hazlehead Pool, Sheddocksley Sports Centre, and a number of the Golf Starters Boxes, Pavilions and Outdoor Sports Centres were assessed as C.   The buildings are listed below, with details of both Condition and Suitability scores.

Education Culture and Sport Service Asset Management Plan (SAMP)

Overall Condition Gradings

A   Good   - Performing well and operating efficiently
B   Satisfactory   - Performing adequately but showing minor deterioration
       (note this is a very broad category)
C   Poor   - Showing major defects and or not operating efficiently
D   Bad   - Life expired and/or serious risk of imminent failure

Sport Aberdeen managed facilities

Asset	Type	Condition	Suitability
Bridge of Don Pool	Swimming Pool – within school	B	B
Bucksburn Pool	Swimming Pool	B	B
Northfield Pool	Swimming Pool	B	B
Cults Pool	Swimming Pool – within school	A	A
Kincorth Pool	Swimming Pool – within school	B	B
Hazlehead Pool	Swimming Pool – within school	C	C
The Jesmond Centre	Community Sports Centre	A	B
Kincorth Sports Centre	Community Sports Centre	B	B
Peterculter Sports Centre	Community Sports Centre	B	B
Sheddocksley Sports Centre	Community Sports Centre	B	C
Lord Provost Alex C. Collie Sports and Community Centre	Community Sports Centre	B	B
Torry Youth and Leisure Centre	Community Sports Centre	A	B
Beach Leisure Centre	Regional Level Facility	B	B
Linx Ice Arena	Regional Level Facility	B	B
Westburn Tennis Centre	Regional Level Facility	A	B
Beacon Centre	Regional Level Facility	B	B
Hazlehead Golf Courses (2 x 18 hole, 1 x 9hole, 1x pitch and putt)	9 Hole Golf Course Starters box	B	C
	18 Hole Golf Course Starters box	C	B

Education Culture and Sport Service Asset Management Plan (SAMP)

Balnagask Golf Course	Golf Course Starters box	C	C
Kings Links Golf Courses 1 x 18 hole	Golf Course Starters box	B	B
Jack Wood Pavilion (Inverdee Outdoor Sports Centre)	Football Pavilion	B	C
Joe Paterson Pavilion (Hazlehead Outdoor Sports Centre)	Football Pavilion	A	A
Aulton Pavilion	Football Pavilion	A	B
Nelson Street Playing Field	Football Pavilion	A	B
Westburn Outdoor Sports Centre	Outdoor Seasonal Facilities	B	B
Ruthrieston Outdoor Sports Centre	Outdoor Seasonal Facilities	B	B
Albury Outdoor Sports Centre	Outdoor Seasonal Facilities	B	B
Hilton Outdoor Sports Centre	Outdoor Seasonal Facilities	B	B
Northfield Outdoor Sports Centre	Outdoor Seasonal Facilities	B	C
Torry Outdoor Sports Centre	Outdoor Seasonal Facilities	B	B

Non- Sport Aberdeen managed facilities

Asset	Type	Condition	Suitability
Tullos Pool	Closed Swimming Pool	N/A	N/A
Aberdeen Snowsports Centre, Garthdee	Artificial Ski Slope, All Weather Pitch & Lodge – operated by independent Sports Trust	A	B
Allan Park Pavilion, Cults	Sports Pavilion	N/A	N/A
Harlaw Academy Pavilion, Groats Road	Sports Pavilion	B	B
Harlaw Playing Field Pavilion, Harlaw Road	Sports Pavilion	B	D
Rubislaw Pavilion, Rubislaw	Sports Pavilion	A	A

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Torry Academy Pavilion	Sports Pavilion	B	C
Kaimhill Outdoor Sports Centre	Outdoor Seasonal Facilities – operated under informal arrangement by voluntary committee	B	B

Section 6   Supply / Demand Comparison

6.1   **s**portscotland has developed a Facilities Planning Model as a planning tool to help inform decisions about the provision of community sports facilities. Specifically in relation to Swimming Pools, the City Council is working with **s**portscotland to use the model to assist with reviewing swimming pool provision. This will help the Council develop a Water Management Plan, which it is hoped to report to committee in late 2011.

6.2   The Facilities Planning Model provides an objective assessment of the relationship between the likely demand for sports facilities in an area and the actual supply. It takes into account the distribution of the local population and its demographic structure, as well as the capacity and availability of facilities in the area and their catchment areas.

6.3   Using this data, the model is able to distribute demand from the study area to available facilities on the basis of catchment areas, linking people (demand) to facilities (supply) in terms of realistic travel patterns. It then identifies 'unmet demand', (ie. demand which cannot be accommodated by existing facilities). This may be because existing facilities are full to capacity, or because there is demand arising from out with their catchment areas.

Section 7   Preferred Solutions & Development of Outline 5 Year Plan

7.1   Work with Sport Aberdeen, **s**portscotland, Scottish Swimming, local swimming clubs and other providers to review Swimming Pools city-wide, and develop and a Water Management Plan for the city.

7.2   Commission the construction of the Regional 50 metre Pool and Aquatics Centre in partnership with the University of Aberdeen, **s**portscotland and Aberdeen Sports Village.

7.3   Work with Sport Aberdeen and **s**portscotland to review the requirement for sports facilities across the city, in the light of increasing budget pressures, as well as condition and suitability of buildings.

Section 8   Approval of SMT

Section 9   Comments of the Corporate Asset Group

Service Asset Management Plan (SAMP) 2011

Cultural Facilities

Directorate: Education, Culture and Sport

Service: Culture

Service Manager: Neil Bruce

Section 1   Introduction

The Service Asset Plan has been compiled as part of the Education, Culture and Sport Service Asset Management Plan.

Aberdeen City Council's performing arts facilities, (His Majesty's Theatre and the Aberdeen Music Hall), were transferred to a new Arm's Length Trust, Aberdeen Performing Arts, (APA), in 2005, and the Lemon Tree was added to this portfolio in 2008.

Whilst APA operates the performing arts facilities on a day-to-day basis, under a licence arrangement, the buildings are still owned by, and ultimately the responsibility of the City Council. This means that any detailed asset management planning needs to be lead by the City Council, in conjunction with APA.   In addition to the facilities that APA manages on behalf of the City Council the City Council also operates the Beach Ballroom via staff employed by Education, Culture and Sport.

This document therefore sets out some of the basic data relating to the cultural facilities, including the results of Condition Surveys carried out by the City Council, and Suitability Assessments carried out by APA staff. It is however recognised that more detailed work needs to carried out, in conjunction with APA to identify priorities and preferred solutions for the service's assets.

Section 2   Description of Service

Aberdeen Performing Arts, (APA), was established in 2004 as a charitable trust specifically to take over the operation of the City Council's performing arts facilities, which were transferred in 2005.

APA's vision is: 'to lift the spirits, engage the mind and stimulate the imagination through the presentation of the performing arts.'

Their mission is: 'to present work of the highest standard on our stages and ensure the comfort of our customers by developing and maintaining our buildings and facilities.'

A key part of Aberdeen Performing Art's role is to provide a varied and high quality programme of performing arts and music events to appeal to widest possible cross-section of residents and visitors to Aberdeen. To support this APA receives annual revenue funding from the City Council, and in turn they contribute significantly to the delivery of the City's Cultural Strategy 'Vibrant Aberdeen' (2010-2015).

As a registered charity, APA operates its policies and delivery of services in accordance the requirements of the Office of the Scottish Charitable Regulator, (OSCR), and the Company's main Charitable Objectives.

Whilst the above City Council's cultural facilities are managed by APA, the City Council retains the operation of the Beach Ballroom and the leased dance studio used by City Moves Dance Agency.

Section 3   Anticipated Key Changes to the Service

3.1   Key changes to the service would be agreed as part of Aberdeen Performing Art's Business Plan.

Section 4   Asset Demand Profile

4.1   The Local Government and Planning (Scotland) Act 1982; sections 14 to 17. Section 14(1), as amended by Section 128 of the Local Government etc. (Scotland) Act 1994, places upon local authorities a duty to " *ensure that there is adequate provision of facilities for the inhabitants of their area for recreational, sporting, cultural, and social activities".*

4.2   Whilst there has been much discussion and debate around the concept of 'adequacy of provision', national standards for provision of cultural facilities have never been developed.

Section 5   Asset Supply Profile

5.1   There is a general view, which is also reflected in the Vibrant Aberdeen Strategy that Aberdeen has some high quality cultural venues, including those operated by APA, but that the city has historically relied on this fairly limited and aging infrastructure.

5.2   As part of condition surveys, the above cultural facilities were all ranked as satisfactory with the exception of the Beach Ballroom which was assessed as poor.

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5.5 Assessments were also undertaken by APA and Council staff in relation to the suitability of these buildings for delivering services. Whilst the majority of buildings were scored as either A or B, the City Moves dance space, which the Council leases, was assessed as C. The buildings are listed below, with details of both Condition and Suitability scores.

Overall Condition Gradings

A Good - Performing well and operating efficiently
B Satisfactory - Performing adequately but showing minor deterioration (note this is a very broad category)
C Poor - Showing major defects and or not operating efficiently
D Bad - Life expired and/or serious risk of imminent failure

Aberdeen Performing Arts managed facilities

Asset	Type	Condition	Suitability
His Majesty's Theatre	Large Victorian theatre with a modern extension.	B	A
Aberdeen Music Hall	Performing arts venue (predominantly music)	B	B
Lemon Tree	Small studio theatre	B	B

Non- Aberdeen Performing Arts managed facilities

Asset	Type	Condition	Suitability
Beach Ballroom	Conference venue with ballroom	C	B
City Moves Dance Space	Leased Dance Studio	B	C

Section 6   Supply / Demand Comparison

6.1 No significant work has yet taken place on the supply/ demand comparison for these cultural facilities though this work will clearly link to the actions arising from the Visit Aberdeen Strategy.

Section 7   Preferred Solutions & Development of Outline 5 Year Plan

7.1   Work with Aberdeen Performing Arts, Creative Scotland, and local Arts organisations to consider the future requirements for upgrading and maintaining cultural assets across the city, taking account of increasing budget pressures, as well as the condition and suitability of buildings.

Section 8   Approval of SMT

Section 9   Comments of the Corporate Asset Group