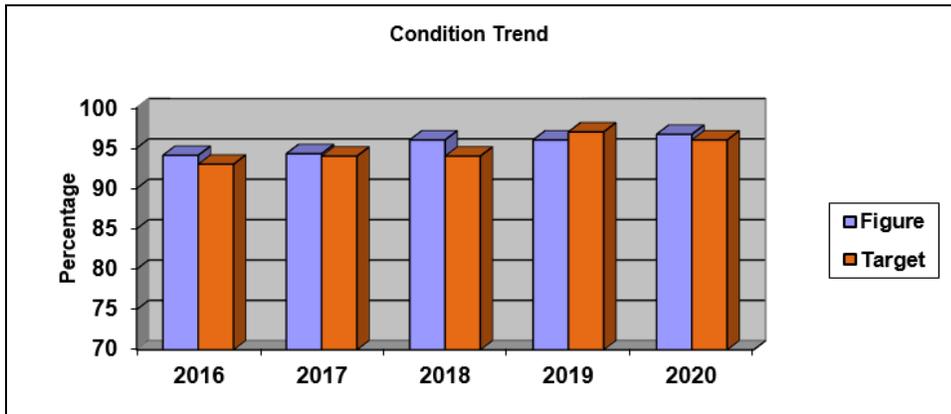
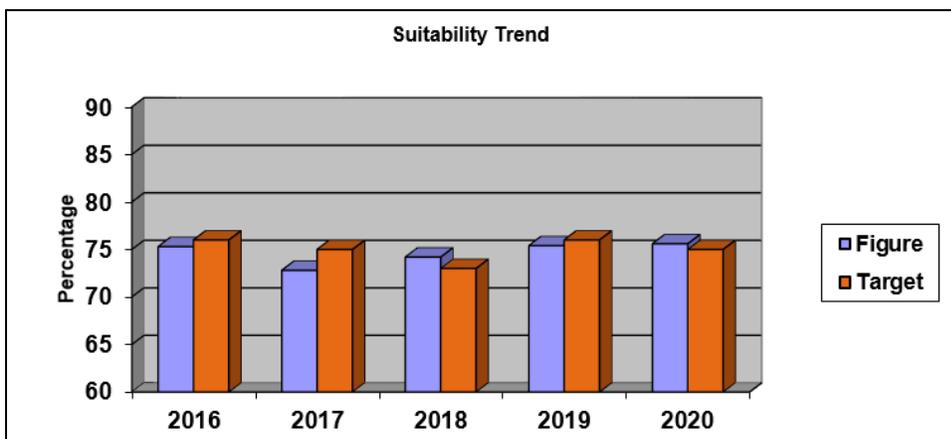


SPI Definition – Condition & Suitability

The SPI shows the overall position of operational buildings in terms of if they are both suitable and in satisfactory condition. In addition as the SPI has been in use for a number of years it is possible to see long term trends. The SPI figure shows if the investment being made is leading to improvements in condition and suitability grades. Improving figures would suggest investment levels are sufficient while declining figures would suggest that the investment is not sufficient.



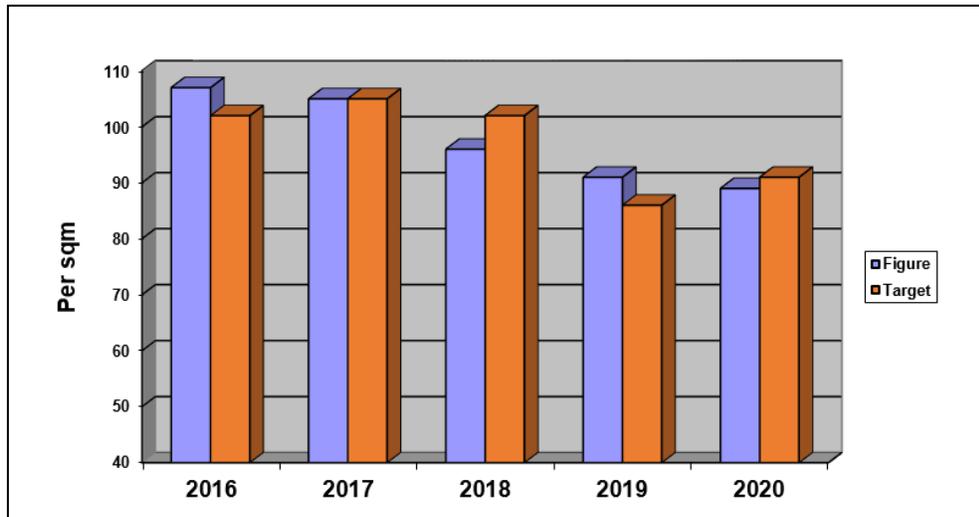
This year's condition figure of 96.7% is an improvement on last year's figure and meets the target of 96%. Additions of Aberdeen Art Gallery, Cowdray Hall, Kingswells Care Home, and Tillydrone Community Campus account for 12,594 m² of additional floor area. Improvements were made at Dyce Community Learning Centre resulting in an improvement from C to B. These additions and investment have positively affected the condition figure. The improvement was offset slightly by a number of properties in A or B condition rated being removed from the SPI.



This year's figure of 75.6% is a slight improvement on last year's figure and meets the target of 75%. All assets added this year such as the Art Gallery are either A or B for suitability. Whilst these have a positive impact the improvement is offset by the removal of a number of suitable buildings.

SPI Definition – Required Maintenance

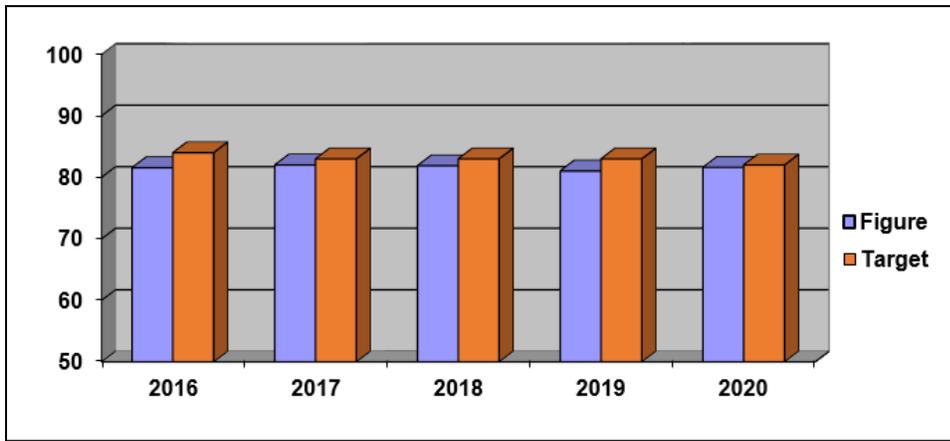
The required maintenance cost of operational assets per square metre is an assessment of the cost to bring the property from its present state up to the state reasonably required by the authority to deliver the service or to meet statutory or contract obligations and maintain it at that standard. Betterment should be specifically excluded from the calculations of cost.



The figure has improved with last year's figure of £91 per sqm falling to £89.3 per sqm, against a target of £91 per sqm. The overall cost has reduced slightly by £0.3m with £49.2m becoming £48.9m. The overall floor area has increased primarily due to the reopening of the Art Gallery and Cowdray Hall. Along with the purchase of Kingswells Care Home and the opening of Tillydrone Community Campus. Various relatively small scale improvements have been made across the estate through the C&S programme and has reduced required maintenance for certain assets. The addition of the above noted assets has also had a positive effect on the SPI. However, deterioration in condition has been noted in a number of buildings. A review of a number of Fire Risk Assessments has flagged additional investment requirements which are now factored into the figures.

SPI Definition - Accessibility

The number of council buildings from which the council delivers services to the public and percentage of these in which all public areas are suitable for and accessible to disabled people.



This year's figure has improved slightly from 81.02% to 81.62%, which is in line with the target of 82%. This is as a result of the Art Gallery and Cowdray Hall being reopened following major refurbishment. The improvement was offset by three accessible buildings being removed from the calculations. The total number of buildings that are not accessible has reduced by 1 to 25. Those buildings that are not accessible are generally inherently difficult to improve so unless they are replaced/closed then they will continue to negatively affect the figure. The estate continues to be in a period of transition with rationalisation progressing where possible. This may include both accessible and not accessible buildings being removed from the list.