
Report To:	Policy & Resources Committee	Date:	12 August 2025
Report By:	Interim Director - Environment	Report No:	PR/17/25/EM
Contact Officer:	Eddie Montgomery	Contact No:	01475 712472
Subject:	External Condition Surveys – Property Assets		

1.0 PURPOSE AND SUMMARY

- 1.1 ☒ For Decision ☐ For Information/Noting
- 1.2 The purpose of this report is to provide the Committee with an update on the tender return position in respect of the procurement of external conditions surveys of the Council's property assets.
- 1.3 The Policy & Resources Committee of 4 June 2024 approved the allocation of funding for the condition surveys, this report seeks a further allocation to reflect the tender return position.

2.0 RECOMMENDATIONS

- 2.1 That the Committee:
- notes the tender return position;
 - approve the allocation of a further £0.050m from the 2025/28 Capital Programme contingency to allow the most economically advantageous tender to be accepted.

Eddie Montgomery
Interim Director - Environment

3.0 BACKGROUND AND CONTEXT

- 3.1 The Council implemented Asset Management Planning and published its first Corporate Asset Management Strategy in March 2009 which set out the Council's Strategy for managing and modernising its Assets. The fourth Corporate Asset Management Strategy covers the period 2024 to 2028 and was approved by the May 2024 Environment & Regeneration Committee.
- 3.2 The report noted above also confirmed that all asset plans would require to be refreshed in the medium, term and that, as far as possible, should include fully costed 5-10 year plans to support the asset infrastructure elected members wish to maintain. It was also highlighted that this would require investment in both external and internal resources and thereafter the strong likelihood of a request to consider a significant increase in capital investment levels with the resultant prioritisation within the overall Council Budget.
- 3.3 It was also confirmed that as a starting point for this activity there was a need to refresh the 5 yearly externally procured Property Asset condition surveys which were last completed in 4th Quarter 2019. The assessment of asset condition is fundamental to assessing risks / liabilities to the Council and establishing investment needs and priorities. Externally procured elemental condition surveys for property (based on Scottish Government Guidance) are undertaken on a 5-year rolling programme with an annual review carried out by Property Services. The surveys also provide an indication of the backlog maintenance and priorities for investment over a ten-year projection.
- 3.4 The June 2024 Policy & Resources Committee approved the allocation of £0.200m from the 2023/26 Capital Programme contingency to progress the external condition surveys. The procurement of the surveys has now been concluded with tenders recently received and evaluated and with the most economically advantageous tender in the amount of £249,165.

4.0 PROPOSALS

- 4.1 The Committee is requested to note the conclusion of the tender exercise.
- 4.2 The Committee is requested to approve the allocation of a further £0.050m from the Capital Programme Contingency held by this Committee to allow the most economically advantageous tender to be accepted and progression of the surveys.

5.0 IMPLICATIONS

- 5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO
Financial	x	
Legal/Risk	x	
Human Resources		x
Strategic (Partnership Plan/Council Plan)	x	
Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing		x
Environmental & Sustainability		x
Data Protection		x

5.2 Finance

The Environment and Regeneration capital programme contains £0.200m for the refresh of the 5 yearly external condition surveys of the Council's property assets.

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
Capital Programme	Contingency	2025/26	50		External Condition Surveys – Capital contingency, requires P&R Committee approval.

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £ 000	Virement From (If Applicable)	Other Comments

5.3 Legal/Risk

The assessment of asset condition is fundamental to assessing risks / liabilities to the Council and establishing investment needs and priorities to address the risk of asset failure that could lead to a loss of service.

5.4 Human Resources

None.

5.5 Strategic

The Council's Corporate Asset Management Strategy and activity associated with the various asset plans contributes to and aligns with the Council Plan and strategic objectives.

5.6 Equalities, Fairer Scotland Duty & Children/Young People

(a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

	YES – Assessed as relevant and an EqIA is required.
x	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, assessed as not relevant and no EqIA is required.

(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
x	NO – Assessed as not relevant under the Fairer Scotland Duty for the following reasons: View that no specific implications for socio-economic disadvantage although it is recognised that climate change can have a disproportionate impact on those considered socio-economically disadvantaged.

(c) Children and Young People

Has a Children's Rights and Wellbeing Impact Assessment been carried out?

	YES – Assessed as relevant and a CRWIA is required.
x	NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children's rights.

5.7 Environmental/Sustainability

None.

Has a Strategic Environmental Assessment been carried out?

	YES – assessed as relevant and a Strategic Environmental Assessment is required.
x	NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is likely to have significant environmental effects, if implemented.

5.8 Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
x	NO – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

6.0 CONSULTATION

6.1 The Finance service has been consulted.

7.0 BACKGROUND PAPERS

7.1 Policy & Resources Committee 4 June 2024 – Item 12: External Condition Surveys – Remit from Environment & Regeneration Committee.

Environment & Regeneration Committee 16 May 2025 – Item 6: Corporate Asset Management Strategy 2020-2028.