
Report To:	Environment & Regeneration Committee	Date: 30 October 2014
Report By:	Acting Corporate Director Environment, Regeneration & Resources	Report No: ERC/ENV/IM/14.208
Contact Officer:	Kenny Lang,	Contact No: 715906
Subject:	Environment, Regeneration & Resources Performance Report	

1.0 PURPOSE

- 1.1 The purpose of this report is to provide Committee with an update on progress towards the achievement of key objectives as set out in the Environment, Regeneration & Resources Corporate Directorate Improvement Plan (CDIP).
- 1.2 This report focuses on a number of improvement actions that sit within Environment Regeneration & Resources Directorate with the exception of those improvement actions covering Finance, ICT and Legal and Property Services which are reported separately to the Policy & Resources Committee in the Corporate Services Performance Report.
- 1.3 The report also provides an update on performance in relation to meeting the performance targets as detailed within the CDIP along with the relevant Performance Indicators and progress on the SOLACE indicators.

2.0 SUMMARY

- 2.1 The Environment, Regeneration & Resources Directorate Plan outlines the main actions for managing and delivering the strategic outcomes identified in Inverclyde's Single Outcome Agreement and Corporate Statement. The Plan is a key component of the Council's Strategic Planning and Performance Management Framework.
- 2.2 The Council's Corporate Directorate Improvement Plans cover the period 2013-2016 and a progress report was presented to this Committee on 6th March 2014 detailing the improvement actions identified with the Environment, Regeneration & Resources Directorate Plan.
- 2.3 The report details the following
 - Environment, Regeneration & Resources Directorate Plan actions (appendix 1)
 - Update on key performance indicators contained within the CDIP (appendix 2)
 - Progress in respect of the 3rd and 4th tier Solace indicators (appendix 3)
- 2.4 Out of the ten Environment, Regeneration & Resources Directorate Plan actions 2 have been completed, 6 are on track and there is slippage within 2 of the actions which are detailed in this report.

- 2.5 Key performance measures are up across 8 of the 10 reported indicators with property enquiries fulfilled within 28 days continuing at the same performance of 100%. Performance in respect of Category 1 potholes are down, however, the performance in respect of this varies significantly as a result of the relatively low numbers of Category 1 potholes reported.
- 2.6 A report was submitted to the September 2014 to this committee on Roads Defects Performance, detailing progress made in achieving the delivery of the Roads Defects Action Plan. The report highlighted that the Scottish Road Maintenance Condition Survey (SRMCS) has reported an improvement throughout Inverclyde's roads network. A further update on the Roads Defects Action Plan will be presented to Committee in 2015.
- 2.7 This report also details progress in respect of the 3rd and 4th tier SOLACE indicators and actions to identified and progress made in improving these indicators.
- 2.8 There are quantified improvements in terms of operational buildings that are suitable for current use and the proportion of internal floor area that are in a satisfactory condition.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee note:
- a. That this report reflects the progress made by Property Assets & Facilities Management, Environmental & Commercial Services and Regeneration & Planning Services in delivering their key improvement actions and performance targets as detailed in the Environment, Regeneration and Resources CDIP.
 - b. That further performance progress reports will be submitted to every second meeting of this Committee.

Alan Puckrin
Acting Corporate Director
Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 The Corporate Directorate Improvement Plan is a Directorate's key improvement planning document which sets out the projects and improvement actions that will be implemented to help the Council deliver the strategic wellbeing outcomes identified within the Single Outcome Agreement and Corporate Statement. These wellbeing outcomes are Safe, Healthy, Achieving, Nurturing, Active, Respected & Responsible and Included (SHANARRI).
- 4.2 The Council's Corporate Directorate Improvement Plans were approved in May 2013 and cover the period 2013-2016. Each CDIP contains a number of improvement actions to be delivered within the life of the report. Appendix 1 contains details of the progress that has been made as at the end of December 2013.
- 4.3 Each improvement action has been designated with a 'BRAG' status, i.e. Blue – complete; Red – significant slippage; Amber – slight slippage; Green – on track. Performance information has been recorded on the Council's electronic performance management system, Inverclyde Performs.
- 4.4 The CDIP also contains a number of key performance indicators, consisting of a mixture of statutory performance indicators (SPIs) and local service or operations indicators. These indicators provide an important measure of how each service's individual performance contributes to the Council's overall strategic aims. A number of key performance indicators within the CDIP are gathered on an annual basis, whilst other are compiled on a more frequent basis. Appendix 2 contains an update on performance for the KPIs.
- 4.5 A report was submitted to this Committee in January 2014, on the SOLACE (Society of Local Authority Chief Executives) Indicators which is being delivered by the Improvement Service through the Improving Local Government Project.
- 4.6 A number of SOLACE indicators within Environment and Regeneration fall within the 3rd and 4th tier of SOLACE indicators and Appendix 3 outlines the actions and which are being taken to improve the performance in respect of these.

5.0 DIRECTORATE IMPROVEMENT PLAN PROGRESS

- 5.1 A number of key actions are identified in the Environment, Regeneration & Resources Directorate Plan which contribute to the Council's Single Outcome Agreement and Corporate Statement wellbeing outcomes and include:
- Maintain and improve the quality of the roads network infrastructure
 - Implementation of the Asset Management Plan
 - The delivery of the Riverside Inverclyde Operating Plan
 - School Estate Management Plan 2013/14
 - Compliance with targets set in the Planning Service Improvement Plan
 - Reductions in carbon dioxide emissions

- Stabilisation of the population within Inverclyde

5.2 Out of the ten key actions identified within the CDIP, seven are on track and two are completed.

There is slippage in the carbon reduction target as the Council was requested to revise its reported carbon emissions figures to use DEFRA/DECC carbon dioxide equivalent conversion factors for all sources of carbon.

Previously conversion factors provided by the Carbon Trust had been used for water and waste. In particular, the Carbon Trust conversion factor for waste accounted for waste sent to landfill only. The DEFRA/DECC waste conversion factors, however, account for carbon emissions resulting from waste recycled and energy from waste, in addition to waste sent to landfill.

The change to the calculation of carbon has resulted in differences in carbon reduction performance to that previously reported. Between the baseline year 2011/12 and 2013/14, an overall carbon reduction of 0.8% has been achieved. The on target reduction figure is 4.8% (annual target of 2.4% and 5-year target of 12%) bringing the Council below target based on the previous method of calculation.

A contributing factor in the performance is the increase in carbon from energy use in buildings. Energy accounts for almost half of total carbon emissions and has seen an increase of 7.3% between 2011/12 and 2013/14.

Carbon emissions also increased for street lighting (3.2%), fleet transport (4.4%) and water (33.1%) between 2011/12 and 2013/14 despite street lighting and fleet transport achieving reductions in respective electricity (0.1%) and fuel (3%) consumption highlighting the effect of the revised carbon conversion factors which is out-with the control of Services.

Business travel and waste management saw reductions in carbon of 19.7% and 13.8% respectively between 2011/12 and 2013/14.

5.3 Significant progress has been made in respect of the Roads Asset Management Plan and this is demonstrated in the improved indicators for Category 2 (High Risk) with 70 out of 81 reported potholes; and 73 out of 81 Category 3 (Medium Risk) potholes completed within the target timescale. There were only 2 instances of Category 1 (High risk) potholes with 1 being completed within 24 hours of identification thus making the performance for this appear low at 50%.

5.4 Street lighting faults repaired within 7 days are at 100% and traffic light faults repaired within 48 hours are also at 100%.

5.5 A fully developed Land Asset Plan which includes open spaces, cemeteries, strategies and play area provisioning is currently being developed. A separate report on Park management rules was presented to this Committee in August 2014. A report on management rules for cemeteries is presented to this Committee. There is a large degree of assessment and costing associated with this action which has added some delay to the completion of the action.

5.6 Performance has also improved in the percentage of all planning applications which are determined in under 2 months which are up from 78% to 91% and the percentage of householder applications which have increased slightly from 88% to 90%. The percentage of building warrants assessed within 20 working days has also improved significantly up from 87% in 2012/13 to 98 currently.

5.7 Waste recycling also continues to improve with the most recent performance of 60% compared with 54% in 2012/2013. The roll out of new kerbside glass collections to residents will also increase our recycling performance in 2014/15.

6.0 IMPLICATIONS

6.1 Finance
None

Legal
None

Human Resources
None

Equality & Diversity
None

Repopulation
Actions identified within the repopulation action plan should contribute to addressing the decline in Inverclyde's population.


7.0 CONSULTATION


7.1 Information on the progress that has been made in delivering the Environment, Regeneration and Resources CDIP has been provided by the lead officers of each improvement action.


8.0 BACKGROUND PAPERS

8.1 Environment, Regeneration & Resources Corporate Directorate Improvement Plan 2013-16.

Safe

Where Do We Want To Be?	How Will We Get There? (Improvement Action)	BRAG Status (Blue, Red, Amber Green)	Comment
<p>ERR 15</p> <p>Maintain and improve the quality of the roads network infrastructure</p>	<p>Proposed programme of Projects to be undertaken in 2014/16 using RAMP/Capital Funding reported to Committee – Outline RAMP programme for 2014 has been detailed covering specific and cost of Carriageways, footways, lighting structures fees and staffing costs along with Core funding for traffic measures and details on Cycling walking and safer streets.</p>	<p> On Track</p>	<p>RAMP programme being delivered to programme; Lighting progress taking account of OBC/FBC for lanterns and column replacement to achieve energy, carbon and maintenance savings. A report on lighting strategy will be brought to committee in January 2015.</p>




 Blue – Complete

 Green – On Track



 Amber – Slight Slippage

 Red – Significant Slippage




Achieving

Where Do We Want To Be?	How Will We Get There? (Improvement Action)	BRAG Status (Blue, Red, Amber Green)	Comment
<p>ERR 12</p> <p>Reduce the number of buildings, refurbish and improve the efficiency of use of those remaining. Asset Management Plan includes the refurbishment of Greenock municipal buildings, Central Library Offices, Wallace Place and creation of new Port Glasgow Office and the closure of Cathcart house, West Stewart Street Office, Newark House, Strone office and others.</p>	<p>Asset Management Plan agreed, implemented and ongoing with funding in place. Projected completion by October 2014 except GMB District Court Offices</p>	<p> On Track</p>	<p>Hector McNeil House now operational and the refurbished Wallace Place is due to become operational in November 2014.</p>
<p>ERR 13</p> <p>School Estate Management Plan complete with all schools replaced or fully modernised</p>	<p>Complete current projects and complete primary school refurbishment programme</p>	<p> On Track</p>	<p>School Estate Management Plan is on track. Refurbishment projects are being progressed with contractors on site at Ardgowan Primary School and St Johns. St Patrick's and Kilmacolm Primary Schools are the next projects to be progressed.</p>
<p>ERR 14</p> <p>Fully developed Land Asset Plan to include open spaces, cemeteries, strategies and play area provisioning</p>	<p>Continue phased play area development</p> <p>Identify cemeteries, implement next phase of investment in 2014/15</p> <p>Ongoing site by site condition assessment to inform budget setting priorities.</p>	<p> Slight Slippage</p>	<p>A Play Area Investment Update Report was discussed at Committee on 6th March 2014 and recommendations are being taken forward.</p> <p>Work on the Cemeteries investment and site condition assessments are now underway and on track.</p> <p>Most relevant soft assets have been</p>

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  **Green – On Track**
  **Amber – Slight Slippage**
  **Red – Significant Slippage**


Where Do We Want To Be?	How Will We Get There? (Improvement Action)	BRAG Status (Blue, Red, Amber Green)	Comment
			<p>identified, measured and costed Trees remain to be included in the soft asset register.</p> <p>Hard items e.g. walls, paths fences etc. are in the process of being identified, measured, assessed and costed</p> <p>Identification and measurement elements are progressing, the assessment and costing phase is also progressing, but will take longer.</p>
<p>ERR 16</p> <p>All available tourism opportunities are maximised</p>	<p>Utilisation of current tourism action plan</p>	<p> On track</p>	<p>Actions being progressed and delivered as per the plan. 12 tourism grant offers made. 9 tourism development projects underway:- Pedestrian Signage, DI and ITG Support, Visitor Stats Survey, Water Access Survey, Coastal Trail Signage, John Galt Sculpture, New Publications, Doors Open Days Support</p>
<p>ERR 18</p> <p>Compliance with nationally agreed Local Authority Building Standards Scotland (LABSS) and Scottish Government Building Standards Division (BSD) Continuous Improvement Plan</p>	<p>Undertake procedural changes identified as Key Performance Outcomes, completion dates staged</p>	<p> Complete</p>	<p>All KPO procedural change targets complied with.</p>


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  **Red – Significant Slippage**


Where Do We Want To Be?	How Will We Get There? (Improvement Action)	BRAG Status (Blue, Red, Amber Green)	Comment
ERR 19 Compliance with targets set in the Planning Service Improvement Plan	Encourage use of the ePlanning system Work with customers to deliver faster planning decisions Review the Planning Enforcement Charter	 Complete	52.5% of applications submitted online, slightly down from 52.6% in 2013-14, but 91% of applications decided in under 2 months, up from 87% in 2013-14. Enforcement Charter updated January 2013, due for review January 2015.
ERR 21 Riverside Inverclyde – Deliver Operating Plan	Ongoing monitoring and review against RI milestones	 On Track	Inverclyde Economic Development & Regeneration Operating Plan 2014-2017 was discussed at the March Committee, detailing priority projects and investments and creating a focal point for joint working between the Council's Regeneration Team and Riverside Inverclyde,
ERR 22 Stabilise population within Inverclyde	Develop and implement Action Plan	 On track	Action Plan being delivered and reported to every second P&R Committee. Increased budget request being developed for member consideration

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Respected & Responsible

Where Do We Want To Be?	How Will We Get There? (Improvement Action)	BRAG Status (Blue, Red, Amber Green)	Comment
<p>ERR 17</p> <p>Reduction in the Council's carbon emissions which are monitored from the following sectors: energy use in buildings, street lighting, fleet transport, business travel, water and waste</p>	<p>Implement the Council's Carbon Management Plan 2011/16</p>	<p> Slight Slippage</p>	<p>The Council was requested to revise its reported carbon emissions figures to use DEFRA/DECC carbon dioxide equivalent conversion factors for waste and water. This change has resulted in differences in carbon reduction performance to that previously reported. Between the baseline year 2011/12 and 2013/14, a reduction of 0.8% has been achieved.</p>

 Blue – Complete

 Green – On Track

 Amber – Slight Slippage

 Red – Significant Slippage

Appendix 2

The Environment, Regeneration & Resources Directorate has a core set of key performance indicators that help to demonstrate its performance in terms of its strategic and operational objectives. These indicators include Statutory Performance Indicators and Local Performance Indicators. Some of these indicators are gathered on an annual basis and performance will be reported to Committee following the end of this financial year. Other indicators are gathered on a more frequent basis and the most recent performance information is provided here.

Key Performance Measure	Performance (2013 – 2014)	Current Performance	Target 2014/15	Frequency of monitoring	Trend (up or down on same period previous year)	Analysis of performance
Waste Management – Refuse Recycling	55.4%	60%	50%	Quarterly	Up	1st quarters' performances are higher as a result of garden waste green waste, annual recycling rate to 31 st March was 55.4%
Traffic Lights - Faults repaired within 48 Hours	89.3%	100%	98%	Quarterly	Up	There are only a small number of traffic lights and variations are largely due to small statistical sample size. Previous quarter performance was 98.63%
Street Lights – Faults repaired within 7 days	78.6%	100%	95%	Monthly	Up	This reduction is due to issues with the last Lighting Maintenance contractor. January performance was down at 83%. The new contractor is now achieving target figures
Potholes: Category 1 (Emergency/Urgent); R.1 response to make safe/repair within 24 hours of identification	94.3%	50%	90%	Monthly	Down	Performance actions update to September 2014 ERR Committee. There are only a small number of category 1 defects and variations are largely due to small statistical sample size.

● Blue – Complete

● Green – On Track

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Key Performance Measure	Performance (2013 – 2014)	Current Performance	Target 2014/15	Frequency of monitoring	Trend (up or down on same period previous year)	Analysis of performance
Potholes: Category 2 (High Risk); R.2 response to make safe/repair within 7 days of identification	41.9%	86%	80%	Monthly	Up	Performance actions update to September 2014 ER Committee. Significant improvements achieved.
Potholes: Category 3 (Medium Risk); R.3 response to repair within 28 days of identification	79.6%	90%	90%	Monthly	Up	Performance actions update to September 2014 ER Committee. Significant improvements achieved.
% of Property Enquiries fulfilled within 28 days	100%	100%	100%	Monthly	Same	Performance in this area is high with 100% Property Enquiries regularly being fulfilled within 28 days
Percentage of all planning applications decided in under 2 months	84%	91%	80%	Monthly	Up	In 2014-15 to 31 August 2014 153 of 168 applications were determined within 2 months.
Percentage of householder planning applications decided in under 2 months	90%	90%	90%	Monthly	Up	In 2014-15 to 31 August 2014 67 of 70 applications were determined within 2 months.
Percentage of building warrants assessed within 20 working days of registration	100%	98%	100%	Monthly	Up	In 2014-15 to 31 August 2014 238 of 243 warrants were assessed within 2 months.

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Environment, Regeneration and Resources		
Indicator	Improvement Action(s)	Progress
1. Cost of parks and open spaces per 1,000 population	<ul style="list-style-type: none"> • As part of budget / work stream savings, the service has reviewed the number of full time employees replacing 10 FTE with seasonal operatives. This saving will be effective from 2015/16. • There has also been a review of management costs and a Team leader position has been dropped. This position was split 50:50 between this service and Street cleansing. Also, a Technician post has been dropped to reduce service overhead costs. • Looking ahead, a full review of service costs will be undertaken by management and finance to identify any anomalies in service costs v other family group's costings, e.g. <ul style="list-style-type: none"> ❖ The service maintains a golf course but income is coded to another service. ❖ Likewise for sports pitches ❖ Grounds staff cover for winter maintenance/severe weather operations ❖ Depot and other overhead allocations ❖ Christmas lights erection income v costs ❖ Waste disposal costs ❖ Operation of a pets corner ❖ How does burial ground & Crematorium costs and income get coded against the indicators? • In conjunction with the above, Management of the Service will visit a selection of top quartile performing Councils to gain an insight how they can operate at a lower cost. • With the introduction of tracking software, usage of plant and vehicles are being monitored closely and any equipment not fully utilised will be taken out of service when it is economical for the Council to dispose of. This should realise other savings such as 	<ul style="list-style-type: none"> • Savings are on target to be achieved. • This action is now complete • In progress. ❖ As of 2015/16 expenditure and income will be coded to the same budget. ❖ Sports pitch income along with some expenditure will be transferred to IL in 2015/16. ❖ Winter maintenance costs recorded separately and will be allocated to winter maintenance budget rather than service budget. ❖ Treatment of Burial etc, Pets corner and Christmas costs being reviewed. • Pending • In progress.

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Environment, Regeneration and Resources		
Indicator	Improvement Action(s)	Progress
	fuel. <ul style="list-style-type: none"> A Parks and Open Spaces Strategy is being developed 	<ul style="list-style-type: none"> In progress and included within the CDIP actions
2.	% of adults satisfied with parks and open spaces <ul style="list-style-type: none"> Further investment to improve Park facilities, including outdoor gym equipment, new skate park. Investment in traditional grass playing field drainage systems to ensure maximum usage is available. Consultation and visits to highest scoring authorities and regular attendance by service staff to APSE seminars. Continued engagement with local community groups. Introduction of Park Management rules to improve the enjoyment of use of parks. 	Improvement and refurbishment project of over £400k are in progress within Inverclyde's parks at present. The implementation of Play Area Strategy continues apace with several play areas being refurbished over the next 2-3 years – including a new Skate park, MUGA and a play area to accommodate wheelchair users.
3.	Net cost of street cleaning per 1,000 population <ul style="list-style-type: none"> There has been a review of management costs and a Team leader position has been dropped. This position was split 50:50 between this service and Ground Maintenance. Also a Technician post has been dropped to reduce service overhead costs. Again this post was split between Street Cleansing and Ground Maintenance. With the introduction of Tracking software, usage of plant and vehicles are being monitored closely and any equipment not fully utilised will be taken out of service when it economical for the Council to dispose of. This should realise other savings such as fuel. A review of the mechanical sweeper utilisation and a review of sweeper routing has facilitated the reduction of one mechanical sweeper. A full review of service costs will be undertaken by management and finance to identify any anomalies in 	<ul style="list-style-type: none"> Savings have been achieved and this is now complete In progress This action is now complete Ongoing actions

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Environment, Regeneration and Resources		
Indicator	Improvement Action(s)	Progress
	<p>service costs v other family group's costings. For example</p> <ul style="list-style-type: none"> ❖ Do other authorities Street Sweepers attend Bring sites? ❖ What total weekly hourly coverage is provided by each authority? ❖ Do Street Sweeping staff participate in winter maintenance, gritting school routes/snow clearance and how does this cost get accounted for? <ul style="list-style-type: none"> • In conjunction with the above, the Management of the Service will visit a selection of top quartile performing Councils to gain an insight why they can operate at a lower cost. 	<ul style="list-style-type: none"> ❖ Pending information from other LA's ❖ Service has reduced number of sweepers on the ground to permit adequate coverage to meet statutory requirements. ❖ Currently allocated to sweeping budget but will be allocated to winter maintenance in future. <ul style="list-style-type: none"> • Pending
4.	<p>Overall Cleanliness Index</p> <ul style="list-style-type: none"> • Increased investment of new additional litter, recycle and dog bins have been sited across the authority. • Review of shift patterns over the weekend particularly geared to attend high visitor catchment areas, such as Greenock Esplanade, Gourrock Promenade etc. • Continued monitoring of high litter areas, continued investment in litter bins, engagement with community groups and participation in the likes of keeping Scotland Beautiful campaigns. • Work closely with Safer Communities and wardens to impose litter fines. <p>The option of increasing investment to improve cleanliness exists but in the current financial climate this is not considered realistic and would further</p>	<ul style="list-style-type: none"> • This action is now complete • This action is now complete • This is an ongoing service action to improve overall cleanliness • Regular liaison with Safer Communities and wardens is in place <p>A new method of measuring the cleanliness of site has been implemented and as well as being</p>

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Environment, Regeneration and Resources		
Indicator	Improvement Action(s)	Progress
	increase the costs of the indicator above.	more accurate it will be less expensive to
5. Cost of maintenance per km of road	<ul style="list-style-type: none"> As part of the 2013/16 budget £17 million was allocated to investment in Roads, Footways, and Street Lighting. This will over time improve the condition of the network, reducing future routine maintenance spend in the longer term. Shared service/collaboration working with neighbouring authorities. Continued engagement with other authorities, officer attendance at SCOTS, APSE meetings/seminars. SMART plan to improve defect management performance, including increased investment for pot hole, patching repairs and drainage works. Further investment in staff structure and technology to improve productivity, asset management recording, management information to increase efficiencies and service delivery. Officers will examine the cost base used for this indicator and benchmark with other Councils, especially those in the top quartile. 	Investment from RAMP capital funding ongoing and generally to programme. Shared service/collaboration discussion ongoing. Defect management performance has improved with increasing productivity. Discussion on new technology ongoing. Participation on SCOTS Asset management project ongoing.
6. % of A class roads that should be considered for maintenance treatment	<ul style="list-style-type: none"> Continue with the RAMP investment with a total capital programme of £17 million to make improvements to carriageway condition. Continue with increased drainage works to prevent pluvial flood damage to roads. Continued investment in flood prevention capital works to protect road network. Shared service/collaboration working with neighbouring authorities. Continued engagement with other authorities, officer attendance at SCOTS, APSE meetings/seminars. 	See progress for Item 5. Above. Latest SRMCS results indicate an improvement in condition of 3.9%.

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Appendix 3

Environment, Regeneration and Resources			
Indicator		Improvement Action(s)	Progress
7.	% of B class roads that should be considered for maintenance treatment	See improvement action no 8.	See progress for Item 5. Above. Latest SRMCS results indicate an improvement in condition of 5.4%.
8.	% of C class roads that should be considered for maintenance treatment	See improvement action no 8.	See progress for Item 5. Above. Latest SRMCS results indicate an improvement in condition of 2.2%.
9.	% of U class roads that should be considered for maintenance treatment	See improvement action no 8.	See progress for Item 5. Above. Latest SRMCS results indicate an improvement in condition of 2.8%.
10.	Proportion of operational buildings that are suitable for current use	<ul style="list-style-type: none"> • Continue with the implementation of the School Estate Management Plan and the Office and Depots Rationalisation Plan. This will assist in raising the condition of all properties. • In 2014/15 the following buildings will open, all of which are in good condition <ul style="list-style-type: none"> ❖ Princes Street Office ❖ Hector McNeil House (former Central Library) ❖ Wallace Place Office <p>These will replace the following unsuitable buildings, Gourrock Municipal Buildings, Newark House, Kirn House, Millan Unit, Dalrymple House, Education Offices, William Street.</p>	87% of operational property was classed as suitable for current use as at 31 st March 2014. This is an increase from 80% as at 31 st March 2014. Buildings completed and due to be completed this year with accompanying closure of less suitable buildings will further increase the percentage and will be picked up at the next SPI report as at 31 st March 2015.
11.	Proportion of internal floor area of operational	As above	84% of operational floor space was classed "satisfactory" as at 31 st March 2014.

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 ● Red – Significant Slippage

Appendix 3

Environment, Regeneration and Resources		
Indicator	Improvement Action(s)	Progress
buildings that are in satisfactory condition		<p>This has increased from 82% at 31st March 2013, largely due to new and refurbished buildings including schools.</p> <p>Buildings completed and due to be completed this year with accompanying closure of less suitable buildings will further increase the percentage and will be picked up at the next SPI report as at 31st March 2015.</p>

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