

Corporate Property, Climate Plans and Decarbonising

APSE - 23 October 24

Overall Picture

- Relatively small Council, 160 public buildings
- 75% of footprint is educational facilities, well utilised and growing
- Education estate performs well, long term strategic investment in condition
- One 'C' condition rated property; 7 large PFI/PPP facilities
- Broader estate, decidedly average condition, significant portion of 'listed' and heritage type property
- Small property team, limited capacity and experience

Asset Planning

- Pre-pandemic asset plans, relatively well aligned services, degree of collaboration evident, there remained a real challenge to rationalise
- Post-pandemic, the property landscape became cluttered, remote working impact emerged, collaboration reduced, cost pressures became acute; service redesign has jolted forward at a pace that property cannot adapt to
- Stirling Council declared a climate emergency in 2019, and worked through to a Climate & Nature Emergency Plan in 2021; policy advice accelerated; public expectation and interest increased
- General revenue pressures materialised in tandem with steep increase in construction inflation

Current Horizon

- Corporate revenue budget pressures, reduced capital programmes
- Property challenges – utility cost increases, rates increases, maintenance cost inflationary pressures, suitability requirements increased
- Political challenge – alignment of climate objectives, funding and programme agreement
- Community and user expectations have emerged, but are inconsistent with a varied demographic
- Planning and prioritisation is complex

Progress

- We recognise that our property is in reasonable condition
- Positive progress in long term investment in projects, photovoltaics, LED lighting, CHP units, ground source heat pumps, air source and biomass boilers
- Development of district heat network in Forthside allowed connection for Peak Sports Centre and St Modan's High School
- Data gathering activities, decarbonisation surveys of operational property identifying investment opportunities is complete

Future thoughts

- Corporate and political prioritisation of climate change
- Establishing a commitment to property investment and rationalisation
- Considering prioritisation
- Developing deliverable technical solutions
- Assessing new technologies and approaches, considering our risk appetite
- Rural environment, the limited scope, options appraisal requirements, establishing a programme