



Land Audit Management System

Report on 2014 pilot and roll out 2015/16

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WHAT IS IT?

- A consistent quality audit of grounds (and streets) maintenance standards
- Developed by authorities in Scotland who approached APSE to incorporate it into performance networks
- Based on visual inspection of work standards (not technical inspection)
- Trigger for immediate intervention at local level
- Data source for comparative Performance Indicators at national level (real time & annual)
- Balance against cost & productivity PIs
- Simple to undertake & administer

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- 8 authorities took part in the pilot between June and October 2014
- Included authorities from Scotland and England
- Inspections took place in 3 batches in June, August & October
- Results were published periodically to pilot authorities
- Full anonymised report now published by APSE
- Review / working group meeting held in Penrith on Feb 10th 2015

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Inspection schedule (pilot)

Inspections completed by	Results to APSE by	Report back to authorities by
20 June	27 June	4 July
22 August	29 August	5 September
24 October	31 October	7 November

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Grading and Zones - All areas maintained are allocated a zone type

Zone 1 – High amenity e.g. Civic Buildings, Bowling Greens

Zone 2 – General amenity e.g. Parks/Roadside Features/Play Areas and POS

Zone 3 – Low maintenance e.g. All features 7 cuts or less, Woodlands

Detailed definitions & examples are supplied

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Grading and Zones

Areas to inspect are randomly selected and 'transects' identified. These are graded & points awarded

Grade A – 3 points

Grade B – 2 points (acceptable standard)

Grade C – 1 points

Grade D – 0 points

Detailed standards will be published because consistency is 'key'

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LAMS and local specification standards

Local	National
Frequency of inspections set locally	Data input timetables must be met
Number of inspections (transects) per period/annum	Agreed minimum requirement set by working group
Specification standards / intervention levels	Grading standards

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Outputs

- Immediate intervention triggers
- Monthly or bi-monthly published comparative performance data (APSE website and/or emailed reports)
- Annual PI suite forming part of annual PN reports (including award PIs) :
 - Overall performance score for year
 - % of areas falling below 67 for year
 - % of Zone 1 areas falling below 67 for year
 - % of inspections per annum which are Grade A
 - Table of Grades A – D
- Family group and area-based comparisons

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Getting started

- Decide how many areas you have got
- Identify inspectors and train them
- Index all sites (ideally by transect) and allocate appropriate zones
- Only include areas that the section is responsible for maintaining
- Recommended that photographs are taken to support grading (especially C & D)
- Set intervention/response times locally especially due to budget reductions

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Results & conclusions from the pilot

- Authorities all felt that it was much easier, quicker and cheaper to implement than they had expected e.g. 2 hours per officer
- There were no problems dealing with the planned number of inspections
- Inspections could often be doubled up with other site visit needs
- Results (overall) showed ranges from 64.65 to 75.79 (acceptable = 66.6)
- Agreed that 'area' analysis would be useful

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Proposed changes & timescale

- Some minor changes (area ID, non responsibility flag for hard surface weeds) to be made to the Inspection Form (but agreed that authorities can use their own forms)
- Guidance Manual to be updated to further clarify inspection standards
- Agreed that there should be a minimum of 10 inspections per 'area' per period

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Proposed changes & timescale

- Agreed that frequency of inspection periods should be chosen by each authority
- APSE to develop a 'Training pack' including training presentation to aide implementation
- Look at cross-boundary inspections (voluntary)

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Roll out 2015/16

- APSE to arrange roll out workshops regionally throughout the UK in March/April
- APSE to produce a promotional flyer & form to register interest
- APSE to conduct training sessions
- LAMS is free to all Parks / Street Cleansing registered authorities

LOCAL SERVICES

LOCAL SOLUTIONS



Contact details

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