



Carl Symons MCIQB CIWFM
Executive Manager – Environment & Estate Operations

Overview of Facilities, Estate and Asset Management on Shetland

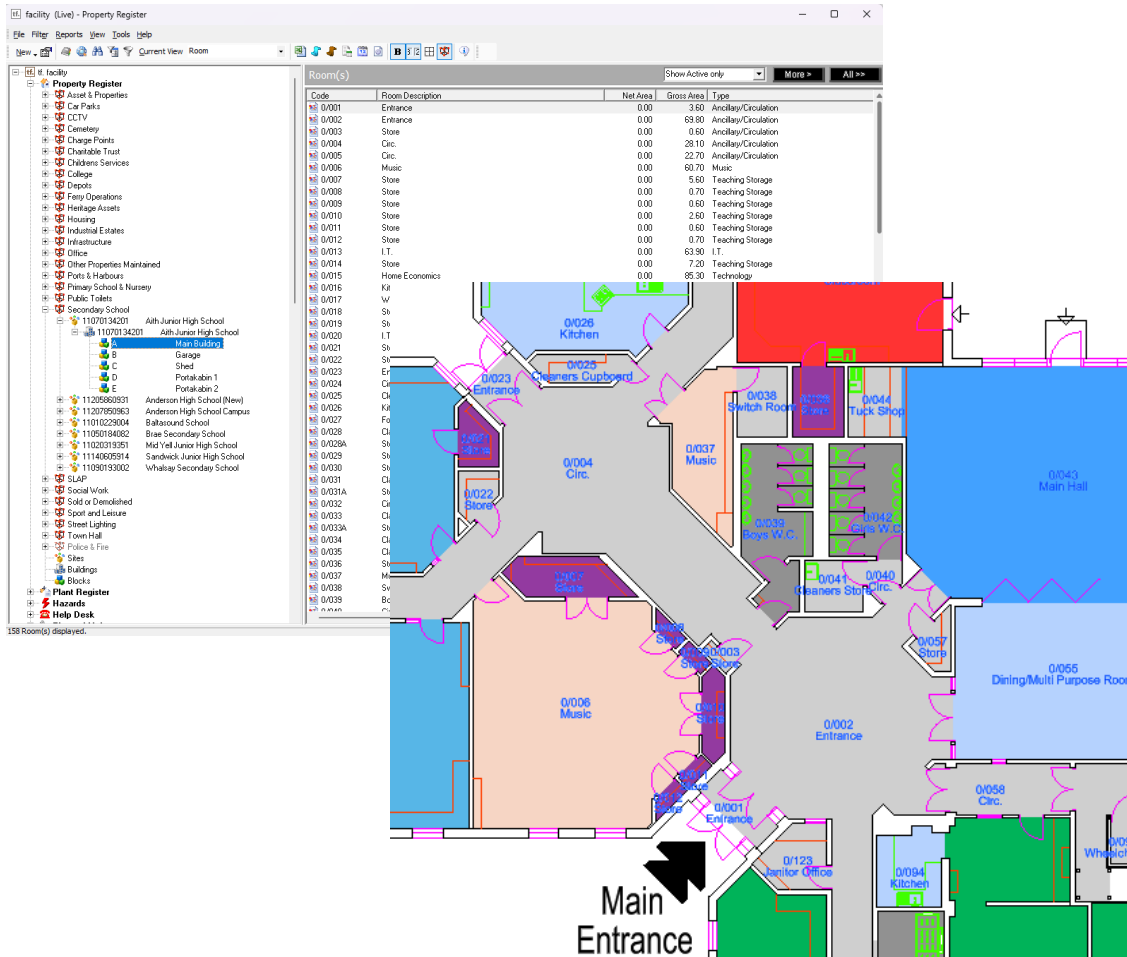


- **Property and Land Holdings**

- The Council owns and manages:

- Administrative offices and operational buildings
- Primary and secondary schools
- Social care, community health and childcare facilities
- Harbours (including a fish market), ports, airports, ferry terminals, and transport assets
- Industrial facilities including quarries, energy recovery plant, landfill and HWRC
- Burial Grounds
- Large rural and crofting estates totalling over 45,000 acres

Facilities Management Functions



The screenshot displays a software interface for facilities management. On the left, a tree view shows a 'Property Register' with various categories like 'Car Parks', 'CCTV', 'Landscaping', etc. The main area features a table with columns for 'Code', 'Room Description', 'Net Area', 'Gross Area', and 'Type'. Below the table is a detailed floor plan of a building, with rooms color-coded and labeled with codes such as 0/001, 0/002, 0/003, etc. A 'Main Entrance' is clearly marked with a black arrow at the bottom left of the plan.

Code	Room Description	Net Area	Gross Area	Type
0/001	Entrance	0.00	3.60	Archibay/Circulation
0/002	Entrance	0.00	69.60	Archibay/Circulation
0/003	Store	0.00	0.60	Archibay/Circulation
0/004	Circ.	0.00	28.10	Archibay/Circulation
0/005	Circ.	0.00	22.70	Archibay/Circulation
0/006	Music	0.00	60.70	Music
0/007	Store	0.00	5.60	Teaching Storage
0/008	Store	0.00	0.70	Teaching Storage
0/009	Store	0.00	0.60	Teaching Storage
0/010	Store	0.00	2.60	Teaching Storage
0/011	Store	0.00	0.60	Teaching Storage
0/012	Store	0.00	0.70	Teaching Storage
0/013	LT.	0.00	63.90	LT.
0/014	Store	0.00	7.20	Teaching Storage
0/015	Home Economics	0.00	85.30	Technology
0/016	Ki			
0/017	V			
0/018	St			
0/019	St			
0/020	LT			
0/021	St			
0/022	St			
0/023	Entrance			
0/024	Ci			
0/025	Ci			
0/026	Ki			
0/027	St			
0/028	Ci			
0/029A	St			
0/029	St			
0/030	St			
0/031	Ci			
0/031A	Ci			
0/032	Ci			
0/033	Ci			
0/034	Ci			
0/035	Ci			
0/036	St			
0/037	St			
0/038	St			
0/039	St			

Facilities Management provided by the Council include:

- Planned and reactive building maintenance
- Compliance management (health & safety, fire safety, statutory inspections)
- Energy management and carbon reduction measures
- Cleaning, waste, and grounds maintenance (often via contracted services)
- Contractor management and procurement
- Condition surveys and lifecycle planning
- Emergency response and resilience planning

Property Asset Management Strategy

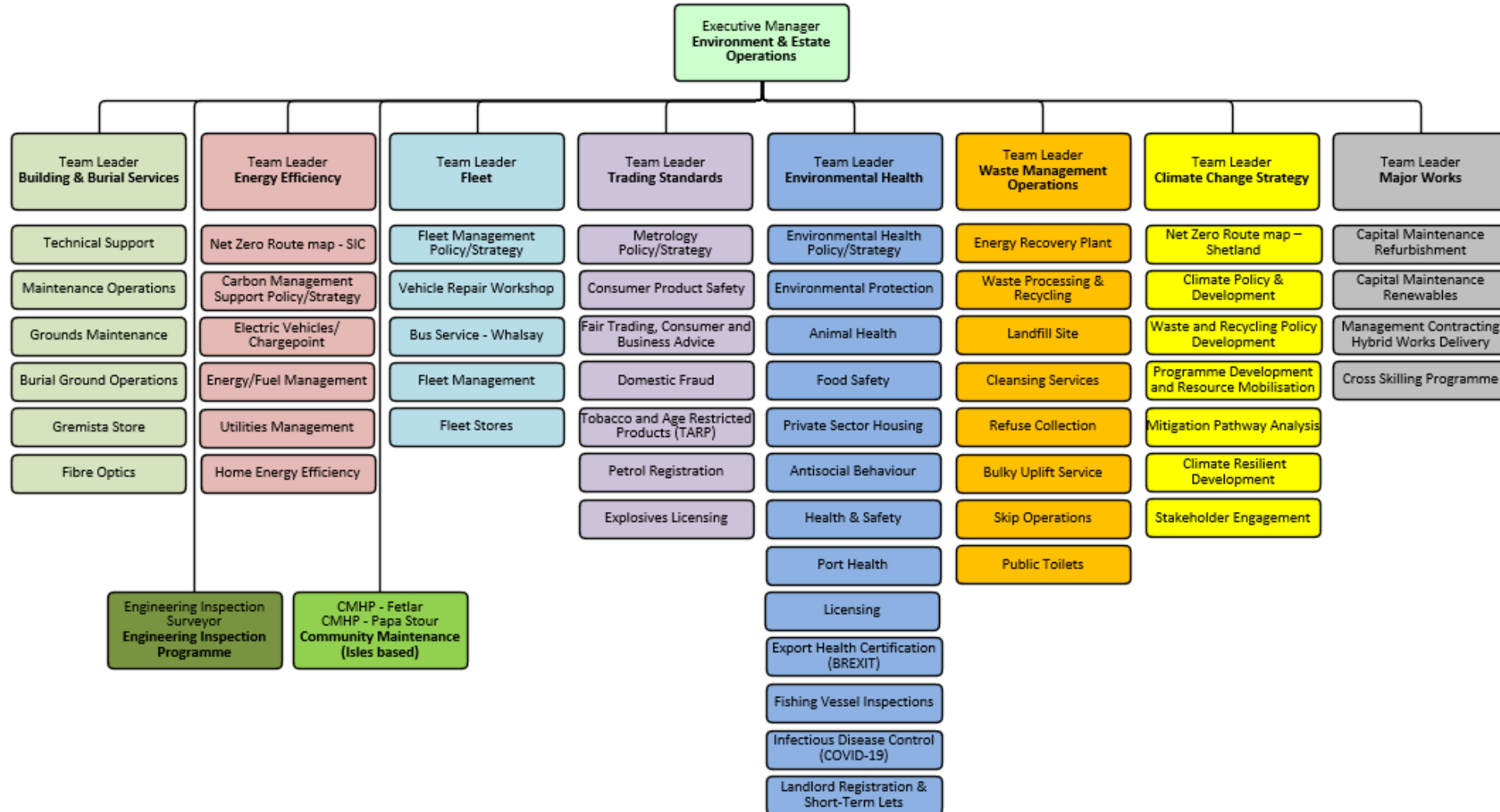


Shetland Islands Council operates under a **Property Asset Management Strategy (PAMS) 2023–2028**, which establishes a corporate, “landlord-style” approach to managing the public estate.

Key principles of the strategy include:

- Providing the *right asset, in the right location, at the right cost and quality*
- Reducing surplus or under-utilised property
- Improving sustainability and energy performance
- Supporting community planning and service delivery
- Aligning property decisions with long-term financial planning

Organisational and Service Delivery Model



Challenges and Opportunities

Key Challenges

- Geographic spread across multiple islands
- Exposure to severe weather and marine environments
- High construction and maintenance costs
- Workforce recruitment and skills availability

Opportunities

- Estate rationalisation and modernisation
- Energy efficiency and low-carbon investment
- Community asset transfer and shared-use models
- **Digital asset management** and performance monitoring



Economic Outlook – Labour Market

- 60.3% of population aged 16-64
- 90.1% of 'working age' population in employment
- 1.2% of 'working age' population on out-of-work benefits
- 'Jobs density' = 1.1
- Employers report recruitment challenges in many sectors



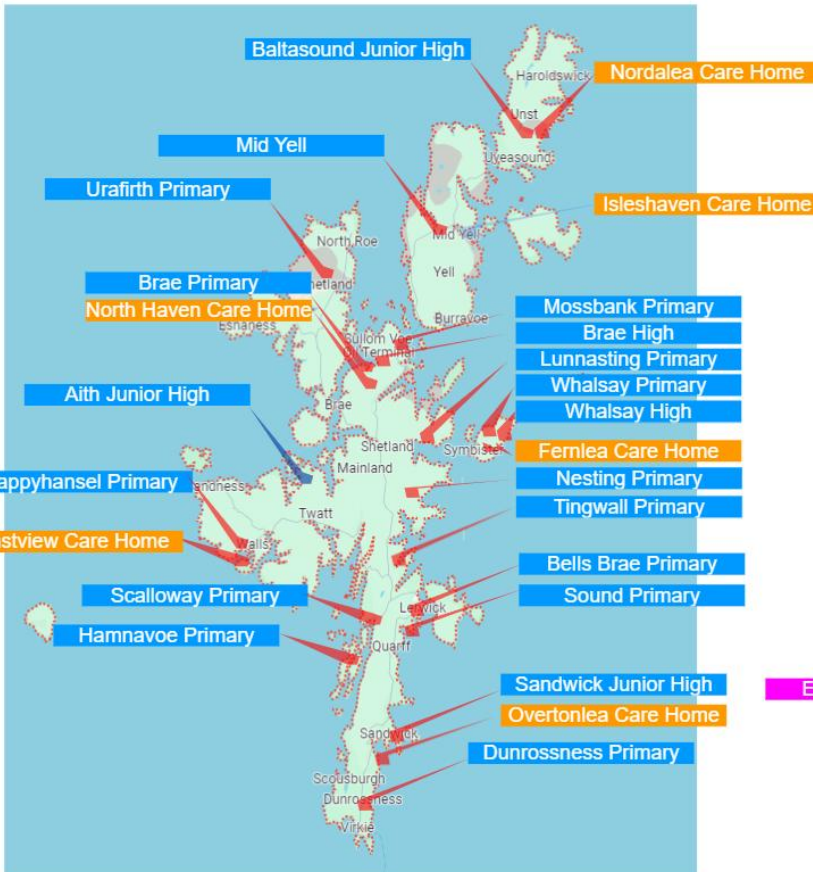
Digital FM - Key Technologies

Shetland Islands Council Building Management System


Outdoor Temp 11.3°C

Buildings Overview

Time Clock Report



Map labels include: Baltasound Junior High, Nordalea Care Home, Mid Yell, Urafirth Primary, Isleshaven Care Home, Brae Primary, North Haven Care Home, Aith Junior High, Happyhansel Primary, Wastview Care Home, Scalloway Primary, Hamnavoe Primary, Sandwick Junior High, Overtonlea Care Home, Dunrossness Primary, Mossbank Primary, Brae High, Lunnasting Primary, Whalsay Primary, Whalsay High, Fernlea Care Home, Nesting Primary, Tingwall Primary, Bells Brae Primary, Sound Primary.



Satellite map labels include: Independent Living Centre, North Ness Council Offices, 4 Market Street, Town Hall, St Ringans Library, Eric Gray Centre, ET & Taing Care Home, Seaview Permanent Unit, Newcraigelea Care Home.

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Digital FM - Key Technologies

Shetland Islands Council
Building Management System

Shetland Islands Council

- Schools
 - Aith Junior High
 - Ballasound Junior High
 - Bells Brae Primary
 - LTHW Schematic
 - District Heating**
 - Old School DHW
 - 3 Storey DHW
 - 3 Storey VT Pumps
 - Gym & ICT Pumps
 - Old School VT Pumps
 - Old School DHW Pump
 - Dining Hall Fan
 - Toilet Extract Fans
 - Nursery Fan
 - Mini Gym Supply Fan
 - Time Schedules
 - Brae High
 - Brae Primary
 - Dunrossness Primary
 - Hamnavoe Primary
 - Happyhansel Primary
 - Lunnasting Primary
 - Mid Yell Junior High
 - Mossbank Primary
 - Nesting Primary
 - Sandwick Junior High
 - Scalloway Primary
 - Urafirih Primary
 - Whalsay High
 - Whalsay Primary
 - Tingwall Primary

Outdoor Temp 10.4°C

District Heating Control

Performance Graph

Online EMERGENCY SHUTDOWN Healthy

DH PHX Control
2ndry Stp 0.0°C
Rtrn Stp 0.0°C

Primary Pump
Status Off
Pump Disabled
Condition Running Healthy

HM Flow Temp 93.9°C

Flow Temp 0.0°C

Flow Temp 77.0°C

HM

HX Valve
Status Off
Status Disabled
Condition Healthy

Old School VT Htg Pumps ▶
Old School VT Htg Pumps ▶
Old School VT Htg Pumps ▶
Old School VT Htg Pumps ▶

Pressure Unit Healthy

HM Return Temp 68.8°C

Return Temp 0.0°C

51.8%

Return Temp 68.0°C

← District Heating

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Digital FM - Key Technologies

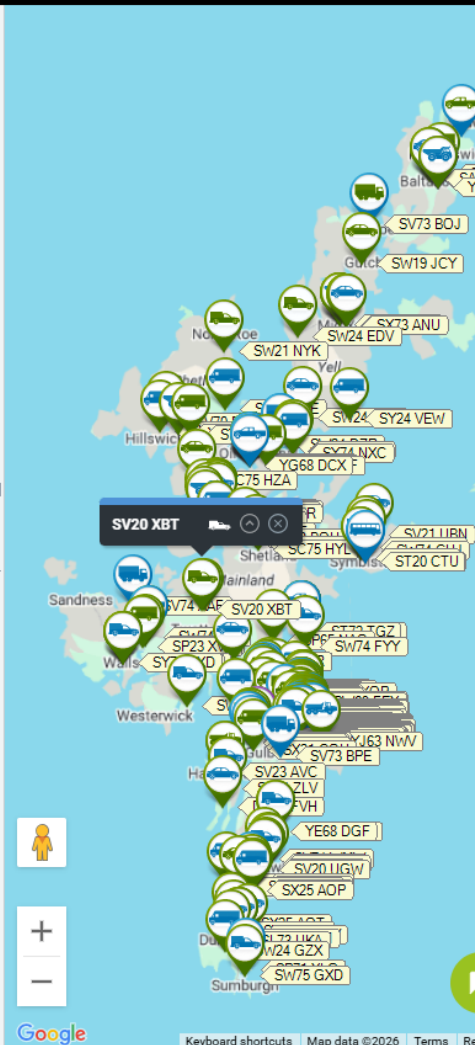
TELETRAC NAVMAN DIRECTOR

Home Messaging Resources Shop Shetland Islands...

Vehicles: 363

Group By: Drag a column heading here

Ignitio...	Type	Name	Group	Time	Duration
⊗	🚗	AE26 ZRT	EEO Cleansing Services - CAT C1	21/04/...	58m
⊗	🚗	BD21 TPU	Roads	21/04/...	48m
⊗	🚗	CF21 UUR	Housing	21/04/...	2h:22m
⊗	🚗	DN66 FVH	Community Care Resources-Montfield ...	20/04/...	21h:31m
⊗	🚗	EU75 BTV	Roads - Trucks and Spares - CAT C	14/04/...	7d:0h:18m
⊗	🚗	Faulty	Spare	30/10/...	173d:2h:14m
⊗	🚗	Faulty 2	Spare	10/04/...	74d:1h:54m
⊗	🚗	FG21 LKV	Community Care Resources - Overtonl...	21/04/...	58m
⊗	🚗	LR67 KZB	EEO Cleansing Services - CAT C1	16/04/...	5d:23h:25m
⊗	🚗	SA20 LCF	Community Care Resources - Nordalea	21/04/...	26m
⊗	🚗	SA26 NRV	Adult Services - SL and O	21/04/...	7m
⊗	🚗	SA26 OJC	Community Care Resources - Support ...	21/04/...	45m
⊗	🚗	SA26 OKD	Community Care Resources - Support ...	21/04/...	49m
⊗	🚗	SB22 VWS	Roads	21/04/...	1h:28m
⊗	🚗	SB22 VWT	Roads	21/04/...	27m
⊗	🚗	SB70 CVZ	Childrens Services - Short Breaks	21/04/...	4h:19m
⊗	🚗	SB70 SZC	Children's Resources - Continuing Care	21/04/...	48m
⊗	🚗	SB75 VAF	Community Care Resources - Wastview	21/04/...	1h:11m
⊗	🚗	SC75 GKF	Community Care Resources - Overtonl...	21/04/...	37m
⊗	🚗	SC75 GOX	Community Care Resources - Support ...	20/04/...	1d:0h:11m
⊗	🚗	SC75 GPK	Community Care Resources - Nordalea	21/04/...	6d:2h:36m
⊗	🚗	SC75 GSO	Adult Services	21/04/...	21m
⊗	🚗	SC75 GXT	Community Care Resources - Support ...	21/04/...	9m
⊗	🚗	SC75 GXU	Adult Services	21/04/...	4h:14m



Individual Driver Report Card For the Month Starting 01/01/2024

Printed for: Carl Symons Printed on: 25/01/2024

	Current	Previous
Score	98.27	97.92
Driver:	Raymond George William Murchison	
Active Days:	14	
Distance:	75.93 mi	
Ignition Duration:	14:17:45	

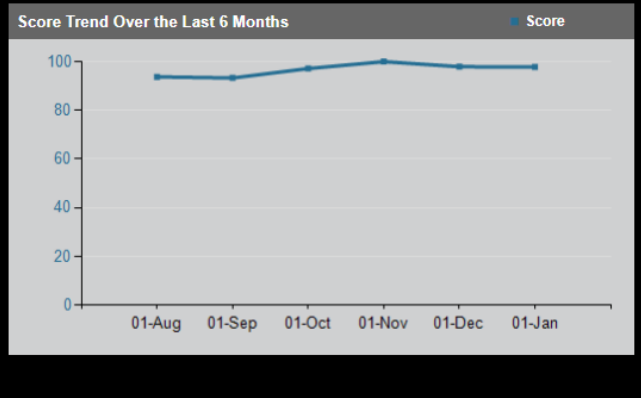
Individual Metric Scores My Score

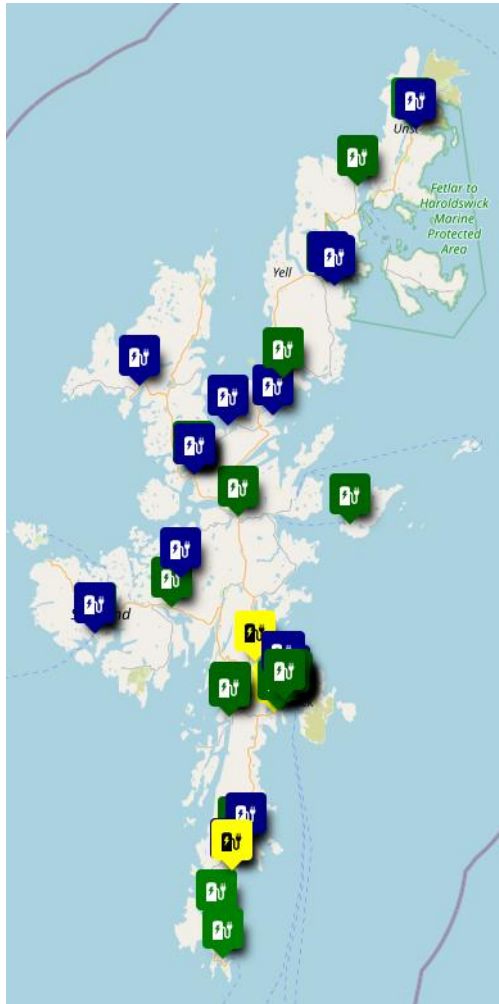
Score Metrics	My Score	0	25	50	75	100
Speeding Events Count:	100					
Speeding Time:	100					
Over RPM Events Count:	92.08					
Over RPM Time:	94.11					
Harsh Braking Events Count:	100					
Harsh Acceleration Events Count:	100					
Harsh Cornering Events Count:	100					
Sign Violation Events Count:	100					

Driver Proficiency

Category	Score
Me	98.27
Fleet Best	100
Fleet Avg.	94.89
Goal	95

Score Trend Over the Last 6 Months





Public Access to SIC Fleet Chargers

- Better utilisation of existing assets.
- Flexibility for key workers and the wider community.
- Local discretion on site-by-site access, recognising differences between care homes, schools, offices and operational depots.
- Fleet charger numbers will increase significantly across Shetland through the Greening the Fleet programme
- Wider aim of local maintainability

Future Developments

