

Corporate Property

Property and Facilities Management

CCWP Briefing

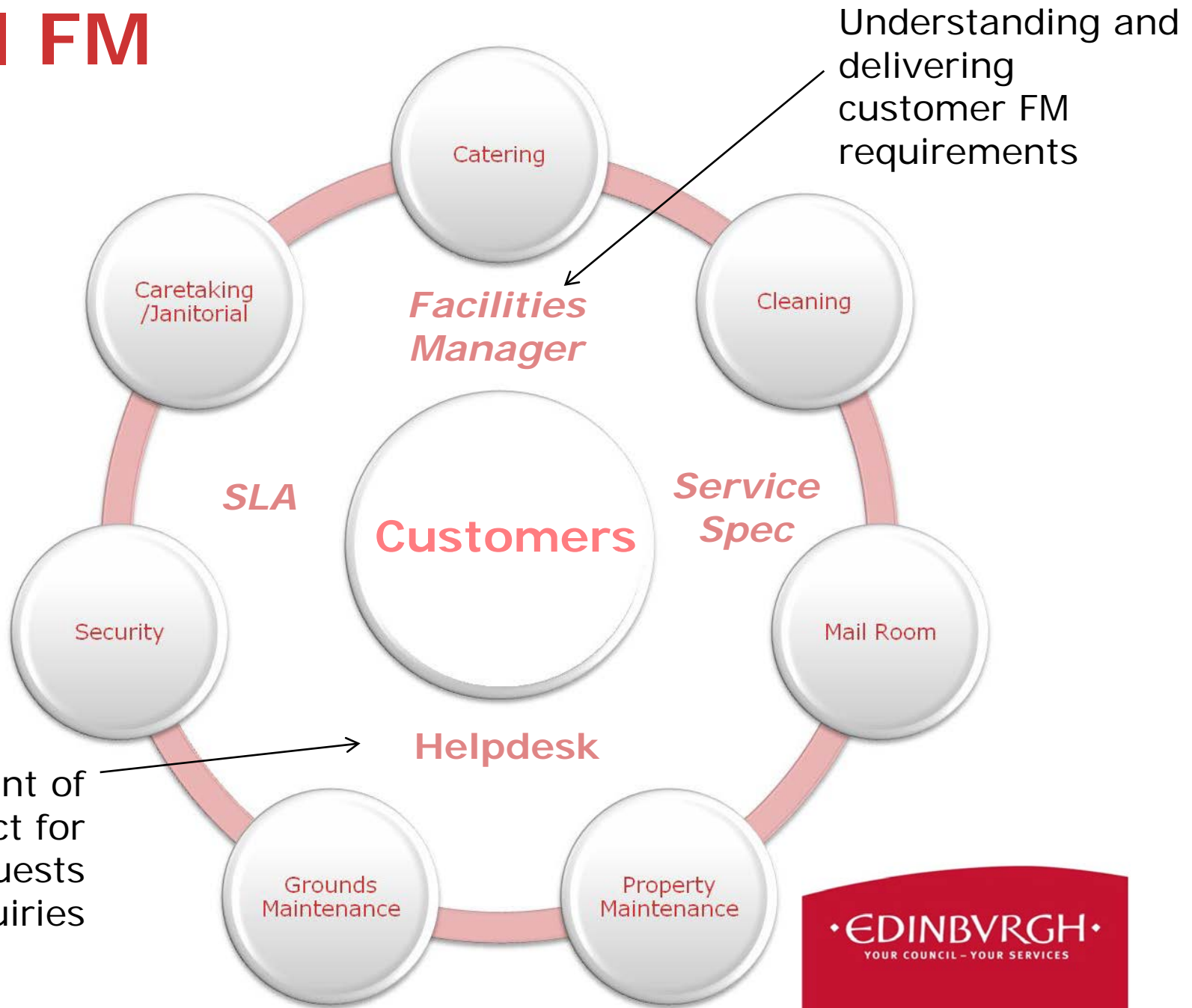
26 February 2015

P. Watton Acting Head of Corporate Property
M. Macleod Acting Compliance Manager



• EDINBURGH •
YOUR COUNCIL - YOUR SERVICES

Total FM



Helen Allan
Corporate
Facilities Manager

Bob Waddell
AFM (West &
South West)

Moira Mason
AFM (South &
East)

Moira Ross
AFM (City Centre,
North & Leith)

Jenn Wilson
Customer
Services Manager

Murdo McLeod
Compliance
Manager

Debbie Brown
FM, Queensferry

Ina McDonald
FM, Liberton /
Gilmerton

Andy Clyne
FM, Piilton /
Trinity

Mail Services /
Data Management

Statutory
Compliance

Fran Barclay
FM, Davidson
Mains /
Corstorphine

Fiona Haldane
FM, Morningside /
Marchmont

Robert Meikle
FM, Leith /
Broughton

FM Helpdesk

Energy & Water

Colin Stebbing
FM, Wester Hailes
/ Sighthill

Evelyn Hume
FM, Niddrie /
Craigmillar

Wayne Markham
FM, City Centre /
Abbeyhill

FM Performance
Management

Technical Support

Liz Melrose
FM, Balerno /
Firrhill

Neil Williamson
Portobello /
Craigentiny

Frank Donoghue
FM, Central

Security

Liz Horan
FM, Tollcross /
Saughton

Events

Admin &
Reception

- Operational Property
- Central
 - East
 - North
 - South
 - Southwest
 - West

AREA 3 – CITY CENTRE & LEITH + NORTH (4 TEAMS)

AREA 1 – WEST + SOUTHWEST (5 TEAMS)

AREA 2 – SOUTH + EAST (4 TEAMS)

School Meals

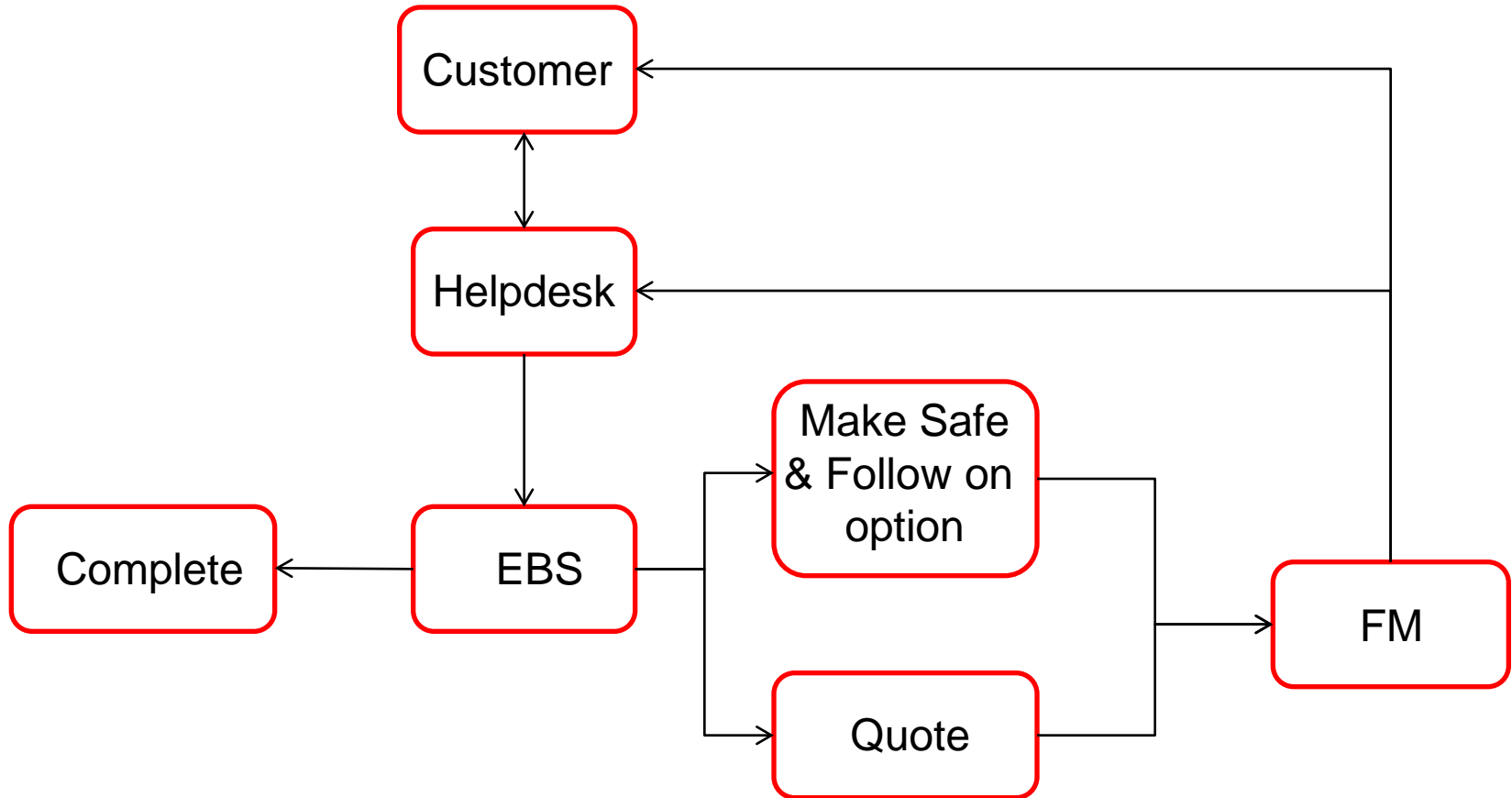
- 12 Secondary Schools & 76 Primary Schools
 - 8 Special Schools & 4 Nursery Schools
 - 48 dining halls & 52 production kitchens
 - 13500 meals per day (on average)
 - 530 lunch club meals per week
-
- First Scottish Authority to achieve the Food For Life Bronze Award



Cleaning and Janitorial Services

- Swimming Pool training – 32 SSO's trained during 2014
- Asbestos & Legionella training – 107 SSO's trained in Jan/Feb 2015
- Cleaning service consistently meeting legislative standards
- Standards are monitored through external bodies

Customer Services Helpdesk



Repairs and Maintenance (R&M)

Reactive repairs (Current position)

- Budget of £6.20M for all CEC operational assets to cover both Statutory Compliance and Reactive Repairs
- By necessity, targeted at Health & Safety, Wind and Watertight priorities
 - Financial year 2013/14 - 24,000 Helpdesk calls
 - Financial year 2014/15 - 32,000 Helpdesk calls (as at 6 February 2015)

Additional £2.00M included in 2015/16 budget

- Strategic, operational planned solutions

Repairs and Maintenance (R&M)

Asset Management

- New section formed to deliver ongoing condition survey programme across the estate
- Mechanical services (boilers, AHUs etc) being condition assessed as part of annual maintenance which will inform priorities
- High level roof and masonry inspection
- Play/sport equipment surveys
- Cooking and science equipment surveys

Repairs and Maintenance (R&M)

Statutory Compliance:

- Retendered and reduced providers from over 50 to 3. Fully operational for 1st April 2015 with potential to move to comprehensive service in 18 months
- Council and School responsibilities included within service
- Allows for working with local High Schools for taste-of-work placements, JET, IYP, and providing seminars on potential career paths
- Provision for apprenticeships (5-8) within contract period
- Joint working group addressing data management to give property managers full visibility on inspections, findings, actions and rectification

Repairs and Maintenance (R&M)

Priorities for 2015/16

- Statutory Compliance regime including condition
- Formalise inspections, remedial and maintenance regimes
- Fire review:
 - Fire signage
 - Fire and carbon monoxide alarms
 - Emergency lights and fire doors
 - Fire Fighting Equipment (FFE)
- Reduce service/contractor delays and costs
- Provide Assurance data and improve feedback to establishments

Energy in the School Estate

- The Council's single biggest energy user
- £7m Utility Spend
- 30MT of CO₂

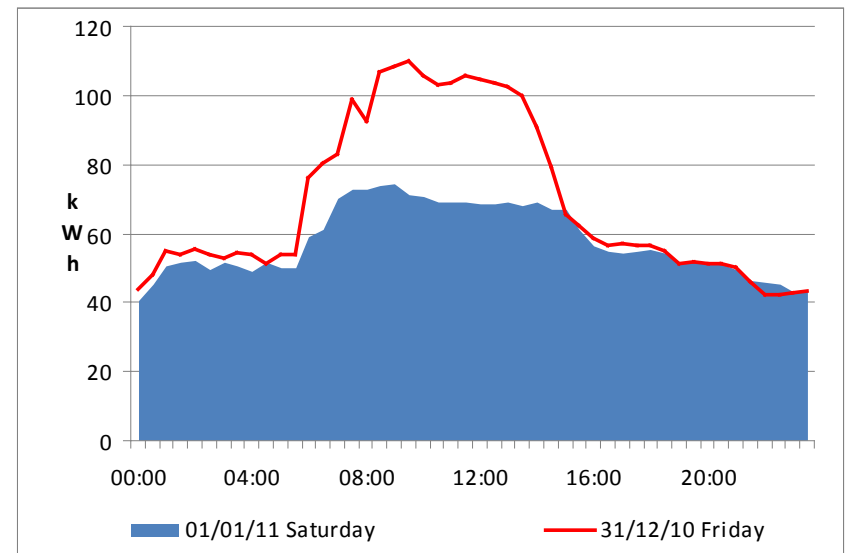
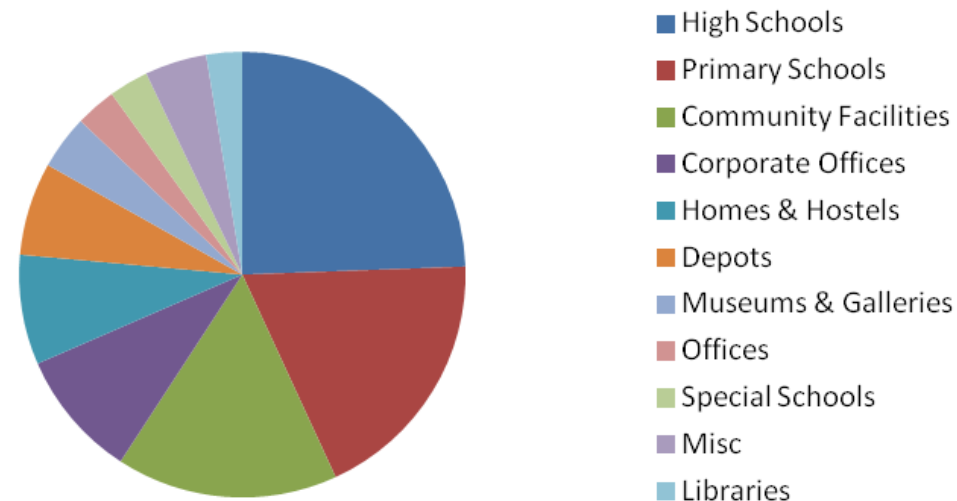
Challenges

- Complex portfolio
- Technical challenges
- Increasing energy costs
- Need for investment
- Strategic and operational solutions

Current Initiatives

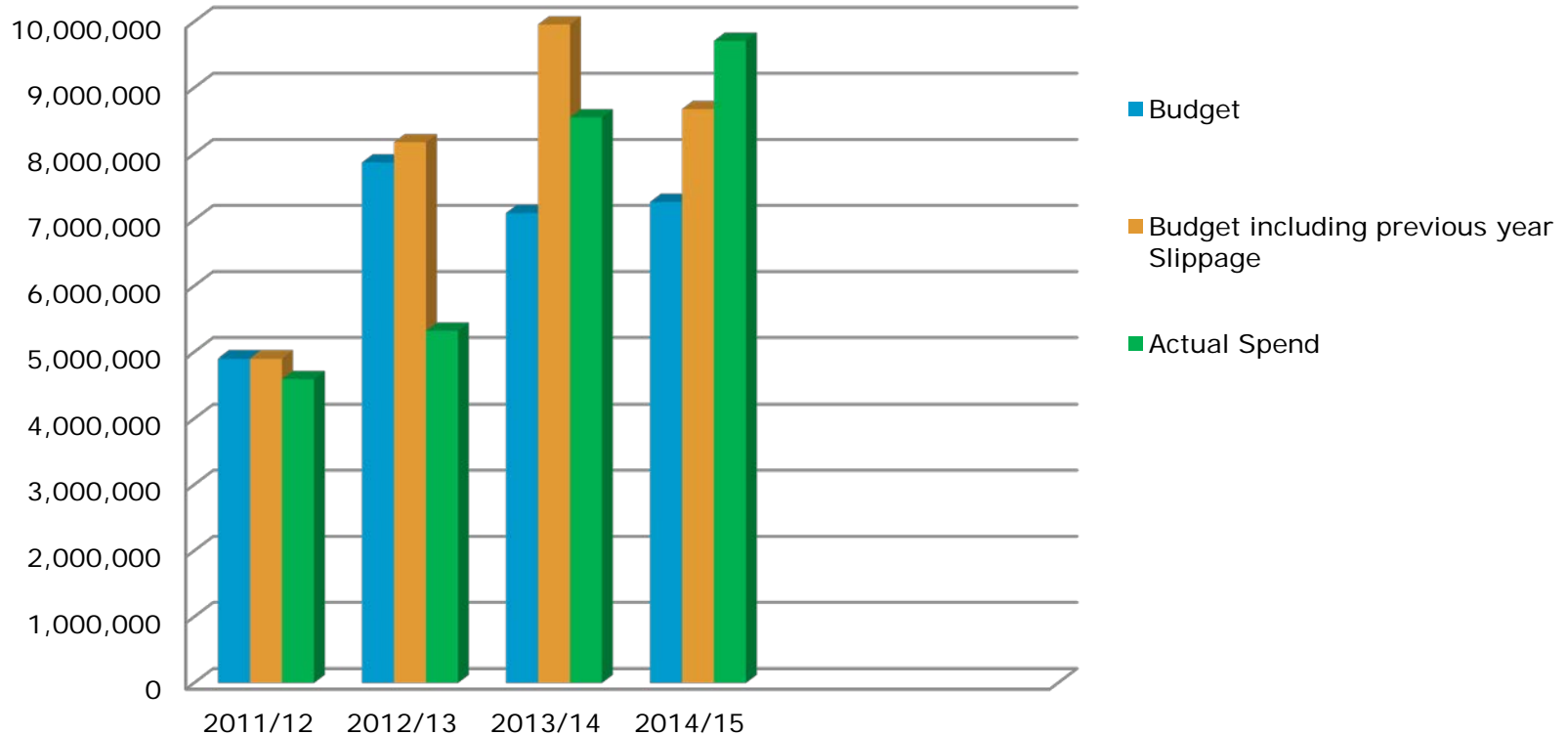
- Building Management System Upgrade
- Retrofit Programme
- Edinburgh Community Solar Co-operative
- Water Efficiency Programme
- Smart Metering/Energy Monitoring
- Energy Audits
- Knowledge Transfer Partnership

CO2 Emissions by Property Type



Asset Management Programme

Children & Families Programme 2011/2015



Questions & Discussion