

Finance and Resources Committee

2.00pm, Thursday, 18 August 2016

Common Good Annual Performance 2015-16

Item number	7.14
Report number	
Executive/routine	
Wards	

Executive summary

The report presents the outturn position for the Common Good Fund and the performance of its cash investments for 2015/2016.

The report includes an update on the Common Good Planned Property Maintenance Fund and the plans for the 2016/17 financial year.

The report also includes an update on current issues affecting the Common Good in Edinburgh.

Links

Coalition pledges	P30, P31
Council outcomes	C19
Single Outcome Agreement	SO2

Common Good Annual Performance 2015-16

Recommendations

- 1.1 Members are asked to note the contents of this report.
- 1.2 Members are asked to delegate authority for spend on Common Good Planned Property Maintenance to the Acting Head of Property and Facilities Management as set out in this report.

Background

- 2.1 The City of Edinburgh Council has a statutory obligation under the Local Government etc. (Scotland) Act 1994, Section 15(4) (b) in administering property held as part of the common good to have regard to the interests of all of the inhabitants of the city. In effect the Council holds the Common Good Fund for the benefit of the city as a whole.

Main report

Financial Outturn

- 3.1 All income and expenditure relating to Common Good property, including that which is incurred from within main Council budgets, will be included in the Revenue Account for the Common Good Fund. A recharge equal to the net cost funded from Council budgets is shown as being made against the Council for the use of the assets.
- 3.2 The unaudited accounts for the Common Good Fund for 2015/16 show a deficit in year of £0.539m, compared to a surplus of £1.185m in 2014/15.
- 3.3 During 2015/16, the Council acquired Custom House, 69 Commercial Street, Leith for £0.671m to use the building as a museum for the benefit of Leith and the wider city. In addition to the acquisition of Custom House, the Council generated two capital receipts for the Common Good. Land at Cathedral Lane was sold with a receipt of £0.108m and land at Granton Road was sold with a receipt of £0.051m, both of which were credited to the Common Good Fund.
- 3.4 The sale of East Market Street garage as part of package of properties was completed in 2014/15. The Common Good account was credited with a receipt of £1.183m. The receipt, net of costs associated with the disposal, was transferred to the Common Good fund and will be utilised to fund a maintenance programme on Common Good assets as agreed at the 14 January 2016

Finance and Resources Committee. The resulting balance of the Common Good Fund is £2.297m as at 31 March 2016. (£1.654m 2014/15).

- 3.5 The following table summarises the income and expenditure for the Common Good Fund for the year.

2014-15		2015-16		Total
		Direct	From Council Budgets	
£m		£m	£m	£m
4.027	Property Costs	0.691	2.888	3.579
0.013	Other Expenditure	0.019	0.000	0.019
4.040		0.710	2.888	3.598
(1.273)	Rents, Fees and Charges	0.000	(1.481)	(1.481)
(1.218)	Sale of Fixed Assets	(0.160)	0.000	(0.160)
(2.723)	Recharges	0.000	(1.407)	(1.407)
(0.011)	Investment Income	(0.011)	0.000	(0.011)
(1.185)	(Surplus) / Deficit	0.539	0.000	0.539

The detailed statement of accounts is shown in Appendix 1 attached.

- 3.6 HM Treasury announced in December 2014 its intention to redeem at face value its pre War stock bonds. The Common Good Fund held £1,400 in 3 ½% War Stock bonds and £340 in 3 ½% Conversion Stock bonds. The War Stock bonds were redeemed in 2014/15 and the Conversion bonds were redeemed in 2015/16 with the receipt credited to the Common Good Revenue Account.
- 3.7 The Council funded net expenditure of £1.407m (£2.723m 2014/15) on Common Good properties of which £0.651m (£1.060m 2014/15) was funded from revenue and £0.756m (£1.663m 2014/15) from capital budgets.
- 3.8 The majority of the cash resources of the Common Good are invested with the Council's cash fund with a balance held within the Council's loans fund to manage day to day cash flow. The interest earned on the investment amounted to £0.011m (£0.011m in 2014/15). The interest was re-invested with the cash fund throughout the year. A balance of £2.094m was held within the Treasury's cash fund at 31 March 2016 (£2.756m 2014/15).
- 3.9 The Council's cash fund investments annual rate of return to March 2016 was 0.48% (0.47% 2014/15). This performance has been benchmarked against the

7 day London Inter Bank rate. The Council's cash fund outperformed the benchmark rate of 0.36% by 0.12% (0.12% in 2014/15) during the year.

Common Good Properties

- 3.10 The list of properties included in the financial accounts as assets of the Common Good fund is listed in Appendix 2.
- 3.11 Custom House is the only further property added to that Asset Register in 2015/16.
- 3.12 No properties have been conclusively identified as Common Good during the 2015/16 financial year.
- 3.13 The report by the Acting Director of Service for Communities to Corporate Policy and Strategy Committee on 4 August 2015 advised that there is a likelihood that some properties are not identified as Common Good and are not included on the Council's asset register for the Common Good. A team has now been established, per the Community Empowerment (Scotland) Bill, which will be responsible for compiling the Common Good Asset Register, as reported to Council on 2 June 2016, with an initial focus of examining those assets historically thought to be Common Good.
- 3.14 The value of Common Good assets is determined in accordance with Code of Practice on Local Authority Accounting in the United Kingdom 2015/16. The property holdings of the Common Good are mainly held at historic cost as Community or Heritage Assets and, as such, are not subject to revaluation. Only those parts which may have the capacity to be used to generate income are subject to revaluation.
- 3.15 As noted above, Custom House was purchased during 2015-16 for £0.650m before other fees. Following its acquisition, the Finance and Resources Committee on 13 May 2015 approved the lease of Custom House to the Scottish Historic Building Trust (SHBT). The SHBT assumes responsibility for internal repairs with the Council retaining responsibility for external repairs. The value on the Asset Register is a nominal £1,000, reflecting the 100 year long lease at £1 per annum.
- 3.16 The net value of the Common Good property holdings was increased by £0.135m due to net upward revaluations (£0.132m 2014/15).
- 3.17 The properties held by the Council on behalf of the Common Good are managed as part of the overall Council estate. The report on the Corporate Asset Strategy 2015-19 to Corporate Policy and Strategy Committee on 12 May 2015 advised that performance indicators are to be established to measure improvement on the condition of the property portfolio. Properties will be surveyed at least every 5 years and the indicators updated.
- 3.18 As Common Good properties are used operationally by Council services, any development of and capital investment in Common Good properties forms part of the Council's capital investment programme. During 2015-16 capital

investment was undertaken on Common Good assets, the most significant of which was a number of improvements at the Ross Theatre (£0.390m) for external fabric enhancements and roof works and at the City Chambers (£0.221m) complex, including stonework fabric enhancements to extend life of building, an upgrade of the heating system and an upgrade of electrical wiring.

Current Issues Affecting the Common Good in Edinburgh

Community Empowerment (Scotland) Bill

- 3.19 The report to Corporate Policy and Strategy Committee on 4 August 2015 by the Acting Director of Services for Communities advised members of the obligations which will be placed on the local authorities by the Bill, which was passed by the Scottish Parliament on 19 June 2015 and received Royal Assent on 24 July 2015. It places a statutory duty on the Council to publish a list of properties that it proposes should be included on the Register prior to establishing the Register itself.
- 3.20 The Capital Coalition budget motion, approved by the Council at its meeting of 21 January 2016 included, inter alia, an instruction to the Chief Executive to allocate £100,000 for 2016/17, rising to £250,000 in 2017/18 with this continuing into 2018/19, to develop and maintain a Common Good Asset Register, and delivered a report to the Council in June 2016 detailing progress. A team of Council staff comprising a solicitor, surveyor and property research officer has now been established to take the project forward. The initial focus being on those properties historically considered by the Council to be common good.
- 3.21 Furthermore, in accordance with Corporate Policy and Strategy Committee instructions in December 2015, officers will also explore innovative ways of involving higher education establishments, historical societies and other community groups in completing the task. An organisation or group's involvement in the exercise will only be considered where appropriate, depending upon legal complexities and sensitivities and will be considered on a property by property basis as the project progresses.
- 3.22 The Council will make the list publically available through the Council's website on an ongoing basis and regularly update it as properties are assessed and their status determined. Updates will be provided to the Finance and Resources Committee on a bi-annual basis.

Princes Street Gardens – National Galleries of Scotland Proposed Extension

- 3.23 The Acting Director of Services for Communities' report to Finance and Resources Committee on 3 February 2015 advised Members of a request by the National Galleries of Scotland (NGS) to purchase a strip of land which forms part of Princes Street Gardens for an extension of the National Gallery.
- 3.24 The report advised that since the land is inalienable Common Good and also protected by the City of Edinburgh District Council Order Confirmation Act 1991,

that a disposal to build the extension would require a variation to the Act and would (ordinarily) also require a separate application to the Court of Session.

- 3.25 The National Galleries of Scotland Act 2016 received Royal Assent on 23 February 2016. This Act has the effect of removing the restrictions on development imposed on the strip of land by (i) the City of Edinburgh District Council Order Confirmation Act 1991 and (ii) the common good status. The restrictions are removed solely for the purpose of the gallery extension.
- 3.26 Finance and Resources Committee approved the disposal of the strip of land to NGS on 9 June 2016. NGS will acquire the land at no cost, in return for agreed improvements in Princes Street Gardens. A restriction will be placed on the title limiting the use of the land to the gallery extension with NGS meeting the Council's costs, including legal and property costs.

West Princes Street Gardens and the Ross Bandstand

- 3.27 The Ross Bandstand situated in West Princes Street Gardens is no longer fit for purpose and requires to be replaced. The report by Executive Director of Place on 30 June 2016 advised a potential benefactor, Mr Norman Springford, has formed a steering group and offered to support the Council to undertake a substantial programme of work.
- 3.28 This work is taking place on the basis that the funds for the project would be generated by donations to a Scottish Charitable Incorporated Organisation (SCIO) which will be set up.
- 3.29 The building of an associated visitor centre could be considered a change in use of the common good land. In order to ensure that the change in use is permitted, the Council will be required to seek court consent for appropriation of the function of the relevant land under the Land Reform (Scotland) Act 2016, the relevant provision of which came into effect on 28 June 2016.
- 3.30 Similarly, the City of Edinburgh District Council Order Confirmation Act 1991 sets certain restrictions on building in some of the city's parks and any visitor centre would require a private bill before the Scottish Parliament to make the appropriate amendments to the 1991 Act.

Common Good Planned Property Maintenance

- 3.31 On 19 October 2015, the Governance Risk and Best Value Committee requested that the Head of Finance explore ways to use the Common Good Fund to pro-actively maintain and refurbish Common Good property.
- 3.32 On 14 January 2016, the Finance and Resources Committee approved the use of the Common Good Fund for the purpose of planned maintenance of the Common Good assets. In the 2015/16 financial year, the total amount spent was £6,931 on Scott Monument lighting. It is anticipated that there will be approximately £101,000 of further cost in early 2016/17 and a final £2,710 in 2017/18 for Scott Monument lighting. When this work was being undertaken, the opportunity was taken to carry out a detailed masonry inspection while the property was closed to the public. Items were identified and rectified at this time;

the total cost for this work was £31,717. This will be funded by the Common Good Planned Property Maintenance Fund in 2016/17.

- 3.33 In addition to the proposed works programme, in Appendix 3, and the Scott Monument work above, Property has outlined the following as activities to be approved for funding in 2016/17.

Although the Scott Monument appears in the proposed works in Appendix 3, Property have commissioned a conservation architect to draw up options for enhanced barrier protection to address concerns, costing around £6,000, including consultation with stakeholders. Assuming that an agreement on an enhancement can be agreed, construction costs would be added in due course.

Similarly for Nelson Monument, the time ball has been damaged by high winds. Despite being made safe meantime, it needs to be repaired and requires specialist input and contractors. This is also the 200th anniversary year for the opening of the monument and there is a desire to have it operational for celebrations. It is recommended that the repair works, including investigations and approvals, should be added to the Planned Property Maintenance schedule. While investigations are to be concluded, it is estimated that costs will be in the region of £10,000.

- 3.34 The following has only recently become an issue which falls within the remit of the Common Good, therefore, confirmation of work required, cost and timescales is still to be determined whether it should be funded from the Common Good Planned Property Maintenance Fund. After further review, the outcome of the current discussions will be included in a future report.

It has been confirmed that the Portobello Municipal Clock formerly situated at the Baptist Church on 183-185 Portobello High Street, is part of the Council's Common Good Asset Register on 22 June 2016. The clock was removed in 2003 due to concerns over public safety. Agreement with owners to remount the clock on the building is still required as well as ensuring it is functional and safe.

Following agreement with the owners, the work will be reviewed to determine whether it should be funded by the Common Good Planned Property Maintenance fund.

- 3.35 To ensure funding is approved in a timely manner, it is recommended that the Committee delegate authority for spend on Common Good Planned Property Maintenance to the Head of Property and Facilities Management. Spend will only be approved on the proposed works above and those in Appendix 3; such as high level surveys, sustainability surveys, planned preventative maintenance and sustainability works.

Measures of success

- 4.1 Through the Council's Financial Statements, the Common Good account receives an unqualified audit certificate from the External Auditor by 30 September 2016.

Financial impact

- 5.1 The deficit in the Common Good Revenue Account resulted from the acquisition cost of Custom House. The underlying outturn was a deficit of £0.0077m as the cost of managing the fund exceeds the interest earned on its investments.

Risk, policy, compliance and governance impact

- 6.1 There is a risk that some properties are not identified as Common Good and are incorrectly included on the Council's asset register. The Common Good asset register could therefore be incomplete and the balance sheet value of fixed assets understated. This would not comply with accounting standards. Audit Scotland is aware of the Council's approach and the work being undertaken by Property.
- 6.2 The risk that Common Good property could be unlawfully disposed of or appropriated is managed within the review processes currently in place. This process will be further improved with Council staff comprising a solicitor, surveyor and property research officer being established to develop and maintain a Common Good Asset Register.

Equalities impact

- 7.1 There is no direct relevance of the report's contents to equalities related issues. However, the statutory obligation placed on the Council for the management of Common Good property is for the benefit of all of the City's inhabitants.

Sustainability impact

- 8.1 There are no impacts on carbon, adaptation to climate change and sustainable development arising directly from this report.

Consultation and engagement

- 9.1 The Council's unaudited annual accounts, including the Common Good, were published on the Council's website from 30 June 2016 and made available for public inspection for a period of 15 working days in accordance with the

provisions of the Local Government (Scotland) Act 1973 and the Local Authority Accounts (Scotland) Regulations 2014.

Background reading/external references

"Revenue Monitoring 2015-16 - Outturn report" - report to the Finance and Resources Committee 18 August 2016 – on the agenda today.

["Common Good Assets Register" - report to Corporate Policy and Strategy Committee 4 August 2015](#)

["Proposed Lease of Custom House Commercial Street Leith" - report to Finance and Resources Committee 13 May 2015](#)

["Corporate Asset Strategy 2015-19" - report to Corporate Policy and Strategy Committee 12 May 2015](#)

["Common Good Asset Register" – report to Corporate Policy and Strategy Committee 1 December 2015](#)

["Princes Street Gardens - National Galleries of Scotland Proposed Extension" - report to Finance and Resources Committee 3 February 2015](#)

["Disposal of Land at Princes Street - National Galleries of Scotland Proposed Extension" - report to Finance and Resources Committee 9 June 2016](#)

["Common Good Planned Maintenance Programme and Common Good Reporting" – report to Finance and Resources Committee 14 January 2016](#)

["Common Good Asset Register" – report to Council 2 June 2016](#)

["Common Good Asset Register" – report to Council 30 June 2016](#)

["West Princes Street Gardens and the Ross Bandstand – update" – report to Council 30 June 2016](#)

[Governance, Risk and Best Value Committee Minutes 19 October 2015](#) Please see item 5, "Revenue Monitoring 2014/15 – Outturn Report" and decision 2) for details.

Hugh Dunn

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Links

Coalition pledges	P30 – Continue to maintain a sound financial position including long-term financial planning
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	P31 – Maintain our City’s reputation as the cultural capital of the world by continuing to support and invest in our cultural infrastructure
Council outcomes	CO19 – Attractive Places and Well Maintained – Edinburgh remains an attractive city through the development of high quality buildings and places and the delivery of high standards and maintenance of infrastructure and public realm
Single Outcome Agreement	S02 – Edinburgh’s citizens experience improved health and wellbeing, with reduced inequalities in health
Appendices	<ol style="list-style-type: none"> 1. Unaudited Common Good Fund Annual Accounts 2015/16 2. List of Common Good Assets as at 31 March 2016 3. Common Good Planned Property Maintenance - Proposed Works and Estimated Cost

COMMON GOOD FUND

Appendix 1

2014/15		2015/16
£		£
	REVENUE ACCOUNT	
	Expenditure	
	<i>Property Costs</i>	
80,471	Bruntsfield Links	78,605
45,477	Calton Hill / Calton Road	42,308
38,063	Canongate Tolbooth	39,227
2,725,893	City Chambers	1,383,470
203,901	City Observatory	95,757
29,315	Custom House	674,278
54	East Market Street Garage	78
52,630	Inch Park	59,357
30,269	Lady Stairs House	80,070
251,154	Meadows	127,593
11,892	Nelsons Monument	6,581
12,946	Portobello Park	12,527
30,695	Roseburn Park	45,999
514,164	Princes Street Gardens (including Ross Theatre and Scott Monument)	932,497
14	Other Incidentals	374
<u>4,026,938</u>		<u>3,578,721</u>
	<i>Other</i>	
0	Cash Fund Fees	630
12,773	Central Support Costs	18,109
<u>4,039,711</u>		<u>3,597,461</u>
	Income	
1,273,060	Rents	1,480,816
1,217,951	Proceeds from sale of Fixed Assets	159,480
1,400	Proceeds from redemption of Investment Bonds	340
<u>9,701</u>	Investment Income	<u>11,011</u>
2,502,112		1,651,647
	2,723,062 Recharge to City of Edinburgh Council for Use of Assets	1,406,945
	0 Transferred from Fit for Future Earmarked Reserve	0
5,225,174	0 Transfer from Disabled Access Grants Reserve	0
<u>(1,185,463)</u>	(Surplus) / Deficit for Year	<u>3,058,592</u>
		<u>538,869</u>

£		£
(1,185,463)	STATEMENT OF MOVEMENT ON THE COMMON GOOD FUND	
	Deficit / (Surplus) for the Year on the Common Good Income and Expenditure Account	538,869
0	Net Additional Amount required by Statute on Non-Statutory Proper Practices to be credited to the Common Good Balance for the Year	0
<u>(1,185,463)</u>		<u>538,869</u>
	Whereof:	
3,880	Added to (Transferred from) Common Good Fund	(538,869)
1,181,583	Transferred to Fit for Future Earmarked Reserve	0
<u>1,185,463</u>		<u>(538,869)</u>

COMMON GOOD FUND

Appendix 1

31st March 2015	BALANCE SHEET	31st March 2016
	Operational Assets	
0	Other Land and Buildings	0
21,757,296	<u>21,757,296</u> Community Assets	<u>21,892,047</u> 21,892,047
	Non-Operational Assets	
0	Surplus Assets Held for Disposal	0
<u>0</u>	Deferred Charges	<u>0</u>
21,757,296		21,892,047
102,960	Heritage Assets	102,960
	Investments (at cost)	0
340	Current Assets	
	Debtors	0
1,993	Short Term Investments	141,540
2,756,061	Provision for Bad Debts	0
0	Balance with Loans Fund	180,712
57,829	Cash and Cash Equivalents	<u>1,952,769</u>
<u>0</u>		2,275,021
2,815,883	Less: Current Liabilities	
	Creditors	0
2,813,890		<u>2,275,021</u>
(1,993)	NET ASSETS	<u>24,270,028</u>
<u>24,674,486</u>		
	Represented by :	
21,860,256	Revaluation Reserve	21,995,007
(21,710)	Capital Adjustment Account	(22,050)
<u>0</u>	Disposals/Revaluations	<u>0</u>
21,838,547		21,972,957
	Common Good Fund	
1,650,477	Fund at start of year	1,654,357
0	Transferred from Fit for Future Earmarked Fund	1,181,583
1,654,357	<u>3,880</u> Surplus for year / (Deficit)	<u>(538,869)</u> 2,297,071
	Unrealised Gains on Investments	0
0		
	Fit for Future Earmarked Fund	
0	Balance at start of year	0
1,181,583	Surplus for year /Deficit	0
<u>0</u>	Transferred to Revenue Account	<u>0</u>
1,181,583		0
<u>24,674,486</u>		<u>24,270,028</u>

COMMON GOOD FUND

Appendix 1

	Community Assets £	Land and Buildings £	Surplus Assets Held for Disposal £	Total £	Heritage Assets £
Balance as at 1 April 2015	21,757,296	0	0	21,757,296	102,960
Restated	0	0	0	0	0
Revaluations increases/ (decreases) recognised in the Revaluation Reserve	134,751	0	0	134,751	0
Revaluation decreases recognised in the deficit on the Provision of Services	0	0	0	0	0
Depreciation in Year	0	0	0	0	0
Depreciation w/o to the deficit on the Provision of Services	0	0	0	0	0
Derecognition - disposals	0	0	0	0	0
Balance as at 31 March 2016	<u>21,892,047</u>	<u>0</u>	<u>0</u>	<u>21,892,047</u>	<u>102,960</u>

(B) Information on Assets Held:-

The Fixed Assets owned by the Common Good Fund include the following approximate numbers as at 31st March 2016

Community Assets -	
Monuments and Other Activities	20
Parks and Open Spaces	31
Non Operational Assets	
Shops, Industrial Units and other commercial lettings	18

(C) Revaluation Reserve

Balance brought forward as at 1 April 2015	(21,860,256)
Restated - Capital Adjustment Account to Revaluation Reserve	0
Revaluation of Assets	
Upward revaluation of assets	(134,751)
Downward revaluation of assets	<u>(134,751)</u>
Derecognition - disposals	0
Balance as at 31 March 2016	<u><u>(21,995,007)</u></u>

(D) Capital Adjustment Account

Balance brought forward as at 1 April 2015	21,710
Restated - Accumulated Depreciation	
Restated - Capital Adjustment Account to Revaluation Reserve	
Net written out of cost non-current assets consumed in year	<u>21,710</u>
Revaluation Losses on Property, Plant and Equipment	
Adjusting Amounts w/o of Revaluation Reserve	
Other Movements	340
Balance as at 31 March 2016	<u><u>22,050</u></u>

COMMON GOOD**REGISTER OF ASSETS (for Accounting Purposes)****Asset Name**

Bruntsfield Links
 Calton Hill
 City Chambers Complex
 City Observatory
 Custom House
 Grassmarket - MARTYR'S CROSS MONUMENT
 Inch Park
 Lady Stair's House
 Meadows
 Meadows - NELSON PILLARS
 Meadows - SUNDIAL WEST
 Memorials - High Street
 Peoples Story Museum
 Portobello Park
 Princes St Gardens (East)
 Princes St Gardens (West)
 PSG - WALTER SCOTT MONUMENT -HISTORIC BUILDING
 PSG - ADAM BLACK STATUE
 PSG - ALLAN RAMSAY STATUE
 PSG - BURNS MONUMENT
 PSG - DAVID LIVINGSTON STATUE
 PSG - DEAN RAMSAY MEMORIAL CROSS
 PSG - FLORAL CLOCK
 PSG - GENIUS OF ARCHITECTURE STATUE
 PSG - ROBERT LOUIS STEVENSON MEMORIAL GROVE
 PSG - Ross Bandstand
 PSG - ROSS FOUNTAIN
 PSG - ROYAL SCOTS GREYS MONUMENT
 PSG - ROYAL SCOTS MONUMENT
 PSG - SCOTTISH AMERICAN WAR MEMORIAL
 PSG - SIR JAMES Y SIMPSON STATUE
 PSG (W) - MEMORIAL STONE
 PSG -NORWEGIAN MEMORIAL STONE
 PSG -ST MARGARET'S WELL
 PSG -THOMAS GUTHRIE STATUE
 Roseburn Park
 South Queensferry Harbour
 Scotland Street Lane
 Scott Monument
 Session House, Dalmeny
 Session Lands, Dalmeny
 St James Place

Note - PSG is used as an abbreviation for Princes Street Gardens

Appendix 3

Proposed Works	Potential Activities	Potential Sites	Estimated Cost	Additional Notes on Activities
High Level Surveys	Survey and Video, gutter cleaning, replacement of slipped slates, lightning protection and man-safe checks. Minor repairs	<ul style="list-style-type: none"> • Calton Hill (Nelson Monument and James Craig House) • City Chambers complex • City Observatory • Lady Stairs House • Meadows Pillars • People Story Museum • Scott Monument 	£0.015m	Costs for any necessary larger repairs identified, particularly if scaffold or barriers/ street closures involved, are additional.
Sustainability Surveys	Lighting surveys, controls, heating and general energy efficiency surveys.	<ul style="list-style-type: none"> • Calton Hill (Nelson Monument and James Craig House) • City Chambers complex • City Observatory • Lady Stairs House • People Story Museum • Scott Monument 	£0.005m	Initial surveys to determine condition and options. Confirmation and monitoring surveys thereafter.
Planned Preventative Maintenance	Decoration; flooring, blinds/curtains. Window-cleaning. Window restrictors.	<ul style="list-style-type: none"> • City Chambers complex • City Observatory • Lady Stairs House • People Story Museum • Scott Monument • Calton Hill Buildings 	£0.150m	Particular emphasis on common and service area in first instance. Room/area upgrades thereafter.
Sustainability Works	Lighting; LEDs, external lighting. Heating adjustments and upgrades. Draught exclusion; checks, repairs and installation.	<ul style="list-style-type: none"> • City Chambers complex • City Observatory • Lady Stairs House • People Story Museum • Scott Monument • Calton Hill Buildings • External lighting to various monuments 	£0.020m	Work based on feedback from Sustainability Surveys above.
Estimated Cost			£0.190m	