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WJHJHQHUDWLRQ HFRQRPLF GHYHORSPPHQW SXUSRVH

- x OLQNV EHWZHHQ DVVHW PDQDJHPPHQW WKH &RUS
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\$UJ\OO DQG %XWH +HDOWK DQG 6RFLDO &DUH 3DU
- x WKH *RYHUQDQFH DUUDQJHPPHQWV IRU DVVHW PDQ
x DQ RYHUULHZ RI WKH SHUIRUPDQFH LPSURYHP
PDQDJHPPHQW
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- x WKH &RXQFLO\ DVV DSSURDFK DQG FRPPLWPHQW WR
- x WKDW WKH DLPV DQG REMHFWLYHV RI WKH &RUS
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UHJHQHUDWLRQ HFRQRPLF GHYHORSPPHQW SXUSRV
- x OLQNV EHWZHHQ DVVHW PDQDJHPPHQW WKH &RUS
3ODQV /LYH \$UJ\OO DQG WKH +6&3
- x WKH *RYHUQDQFH DUUDQJHPPHQWV IRU DVVHW PDQ
- x DQ RYHUYLHZ RI WKH SHUIRUPDQFH LPSURYHP
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- x WKH QHHG IRU DVVHW PDQDJHPPHQW WR EH IRUZD
WKH &RXQFLO UHTXLUHV IRU IXWXUH VHUYLEFH GHO

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F\FOH IURP SUH DFTXLVLWLRQ WKURXJK WR UHWLUP
SODQQLQJ PHDQV NQRZLQJ ZKDW \RX RZQ ZKHUH LW V
ZLOO FRVW \RX LQ WKH IXWXUH ZKHWKHU LW ZLOO V
DQG ZKR LV UHVSQRVLEOH IRU LW

,W LV UHFRJQLVHG WKDW WKHVH JHQHUDO JXLGLQJ
PDQDJHPPHQW RI QRQ IL[HG RU OHVV SHUPDQHQW DV
HTXLSPHQW

7KH &RXQFLO ZLOO HQVXUH WKDW WKH DVVHWV LW
HILFLHQW DQG HIIHFWLYH ZD\ WDNLQJ LQWR DFFRXQ
DQG WKH QHHGV DQG DVSLUDWLRQV RI RXU SHRSOH F

\$SSURDFK DQG &RPPLWPHQW WR 6RXQG \$VVHW 0DQDJH

7KH /RFDO *RYHUQPHQW LQ 6FRWODQG \$FW SURYI
WKH 3UXGHQWLDO &RGH DQG WKH %HVW 9DOXH DUUDG
ORFDO DXWKRULWLHV DUH DXWKRULVHG WR PDNH F
GHPRQVWUDWHG WKDW WKHVH LQYHVWPHQWV DUH DI
ORFDO DXWKRULW\ ZKLFK VHFUXHV %HVW 9DOXH L
LPSURYHPHQW LQ WKH SHUIRUPDQFH RI LWV IXQFWLRQ

\$VVHW PDQDJHPHQW LV D NH\ HOHPHQW RI DFKLHYL
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7KH &RUSRUDWH 3ODQ VHWV RXW WKH &RXQFLOV FR
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*URZLQJ 3RSXODWLRQ 7KDMLOJ \$XSRODQG EXWH D S
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7KH &RUSRUDWH \$VVHW 0DQDJHPPHQW 3ODQ ZLOO QHH
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RXWFRPHV VHW RXW LQ WKH &RUSRUDWH 3ODQ DUH W
(DFK RXWFRPH LV GLUHFWO\ OLQNHG WR RQH RU PRUH
6FRWWLVK *RYHUQPHQW 7KH IXWXUH VHUYLFH GH
FRQVLGHUHG DV SDUW RI WKH DVVHW PDQDJHPPHQW SU
E\ WKH &RXQFLO EXW RSHUDWHG E\ WKH +6&3 DQG /LY

&RPPXQLW\ SODQQLQJ SDUWQHUV KDYH ZRUNHG LQ SD
WKDW WKH \$%2,3 BILHV WKH P OPR WFL3 DQ LFD@Q 3 DQ

7KH +HDG RI &RPPHUFLDO 6HUYLEFHV LV WKH &KDLU R
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&DSLWDO 3ODQ DQG IRU SURYLGLQJ FRUSRUDWH FKD
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FKDOOHQJH ZKLFK HQVXUHV WKDW DOO DVVHWV K
RSHUDWLRQDO DQG UHJHQHUDWLRQ HFRQRPLF G
FRUSRUDWH VHUYLEFH DQG \$%2,3 REMHFWLYHV DQ
DQG WKH +6&3

7R GHYHORS LQWURGXFH DQG IXOO\ HWWDEOLVK
SODQQLQJ DQG JRYHUQDQFH V\VWHPV

7R SODQ IRU HFRQRPLF HIILFLHQW DQG HIIHF
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7R SUHSDUH WKH &RXQFLO\ &RUSRUDWH \$VVHW
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DQG 5LVN WR HQVXUH UREXVW SODQQLQJ DQG GI
x PD[LPLVH WKH XWLQVLDWLQJ RI DVVHWV
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APPENDIX 1 – ASSET MANAGEMENT POLICIES

1.0 INTRODUCTION

2.0 OPERATIONAL PROPERTY ASSET POLICY STATEMENT

3.0 NON-OPERATIONAL PROPERTY ASSET POLICY STATEMENT

4.0 ASSET DISPOSALS POLICY STATEMENT

5.0 ASSET ACQUISITIONS POLICY STATEMENT

6.0 FLEET ASSET POLICY STATEMENT

7.0 INFRASTRUCTURE ASSET POLICY STATEMENT

8.0 ICT ASSET POLICY STATEMENT

9.0 BUILDING ELEMENT RISK CATEGORY POLICY STATEMENT

4.0 ASSET DISPOSALS POLICY STATEMENT

The Council has a statutory responsibility under the Local Government (Scotland) Act 1973, not to dispose of land at less than the best consideration. In order to comply with this obligation it will, in the majority of instances, seek to obtain “ market value” for all surplus assets by:-

- x Enhancing value wherever practicable and appropriate.
- x Advertising on the open market where appropriate and to encourage competition from likely purchasers.
- x Setting a closing date for offers where appropriate.
- x Supporting the transfer of certain assets, where appropriate, to the Third Sector or Community Planning Partners in return for wider community benefits.
- x Generally recommending acceptance of the highest offer submitted in accordance with the above.
- x Reporting disposals to the Departmental Management Team or appropriate Committee of the Council seeking approval to proceed in line with Council Constitution.

Audit Scotland recommend that consideration should be given to using ” legislation which allows councils to sell assets at below market value ie3 on ws <

5.0 ASSET ACQUISITIONS POLICY STATEMENT

7.0 INFRASTRUCTURE ASSET POLICY STATEMENT

The infrastructure portfolio is a complicated collection of diverse asset groups such as roads,

9.0 BUILDING ELEMENT RISK CATEGORY POLICY STATEMENT

The risk category for building elements is used as part of the condition surveys undertaken by Property Services. The classification for fabric related elements and building services are as follows:

) D E U-LT The condition of an element is based on a combination of factors including site visual appearance, manufacturer' s guidance on the lifecycle of the element and frequency of repeated maintenance based on historical knowledge and recorded data. In taking cognisance of all factors an assessment is made and a score (out of ten) is applied resulting