



Panmure Community Centre

141

Kinloch Street

Carnoustie

DD7 7JP

Asset Management Plan

Angus Council

ASSET MANAGEMENT PLAN

for

Panmure Community Centre

Section 1 - Property Details

Section 2 - Condition Summary

Section 3 - Planned Maintenance

Section 4 - Suitability Survey

Section 5 - Building Performance

Section 6 - Energy Performance

Section 7 - Plans / Accommodation Schedule

1. PROPERTY DETAILS

Site Number 1291

Site Name Panmure Community Centre

Address Kinloch Street

Town/village Carnoustie

Postcode DD7 7JP

Leased Units:

Details:



Description

2 storey dressed stone built in 1864 with slated roof.
Converted "Panmure Works" building, with no disabled access to the first floor. Car parking to the north and east of the building with landscaped areas providing childrens play areas and paved areas to the west and south. External steel fire escape from 1st floor level.
In 2008/09 emergency lighting was installed.
In 2010/11 the fire escape was upgraded.
The building is used as a community centre.

Accommodation

Accommodation consists of a medium sized function room and offices on the ground floor.
Large hall on first floor

Location

Located in residential/industrial areas some distance to the west of the town centre.

Summary & Recommendations

Gross Internal Area is 559.0 sqm
Overall Site Condition is C
Overall Suitability is unknown
Planned Preventative Maintenance is £179,800.00
Last Year Overall Cost/m2 is £24.58

2. SITE CONDITION SUMMARY

Panmure Community Centre

Overall Site Condition

C

Reviewed Site Condition *

UNIT REF	UNIT DESCRIPTION	OVERALL UNIT CONDITION	AS A %AGE OF SITE G.I.A
001	Main Building	C	95.53
031	Outbuildings	B-	4.47

Condition A - Performing well and operating efficiently

Condition B - Performing adequately but showing minor deterioration

Condition C - Showing major defects and/or not operating adequately

Condition D - Economic life expired and/or risk of failure

Reason for Reviewed Site Condition :

2a. UNIT CONDITION SURVEY

Element	Grade	Score	Weighting	Weighted Score	Maximum Achievable Score
Boundaries	C	0.5	10	5.00	10.00
Grounds	C	0.5	10	5.00	10.00
Car Park & Roadways	D	0.25	10	2.50	10.00
Drainage	C	0.5	10	5.00	10.00
Pitched Roofs	B	0.75	40	30.00	40.00
Flat Roofs	C	0.5	40	20.00	40.00
Rainwater Goods	C	0.5	10	5.00	10.00
Walls - External	C	0.5	30	15.00	30.00
Windows	D	0.25	25	6.25	25.00
Doors - External	C	0.5	15	7.50	15.00
Decoration - External	C	0.5	20	10.00	20.00
Insulation	D	0.25	10	2.50	10.00
Boilers	N/A	0	30	0.00	0.00
Lifts	N/A	0	10	0.00	0.00
Sanitary Services	C	0.5	20	10.00	20.00

Element	Grade	Score	Weighting	Weighted Score	Maximum Achievable Score
Fire Alarm	B	0.75	10	7.50	10.00
Emergency Lighting	A	1	10	10.00	10.00
Lighting - External	C	0.5	10	5.00	10.00
Ceilings	C	0.5	15	7.50	15.00
Roof Lights	C	0.5	15	7.50	15.00
Lighting - Internal	C	0.5	20	10.00	20.00
Walls - Internal	B	0.75	10	7.50	10.00
Doors - Internal	C	0.5	10	5.00	10.00
Decoration - Internal	C	0.5	10	5.00	10.00
Floors	B	0.75	15	11.25	15.00
Floor Coverings	B	0.75	10	7.50	10.00
Heating	C	0.5	30	15.00	30.00
Ventilation	D	0.25	10	2.50	10.00
Electrical	C	0.5	25	12.50	25.00
I.T.	A	1	10	10.00	10.00

Key

Condition A - Performing well and operating efficiently

Condition B - Performing adequately but showing minor deterioration

Condition C - Showing major defects and/or not operating adequately

Condition D - Economic Life expired and/or risk of failure

N/A - Not Applicable for this Unit

More than 85% A

77% - 84% B+

69% - 76% B

60% - 68% B-

55% - 59% C+

48% - 54% C

40% - 47% C-

Less than 40% D

TOTALS 247.50 460.00

Percentage Score 53.80%

Overall Unit Condition C

2a. UNIT CONDITION SURVEY

Element	Grade	Score	Weighting	Weighted Score	Maximum Achievable Score
Boundaries	N/A	0	10	0.00	0.00
Grounds	N/A	0	10	0.00	0.00
Car Park & Roadways	N/A	0	10	0.00	0.00
Drainage	B	0.75	10	7.50	10.00
Pitched Roofs	D	0.25	40	10.00	40.00
Flat Roofs	N/A	0	40	0.00	0.00
Rainwater Goods	C	0.5	10	5.00	10.00
Walls - External	B	0.75	30	22.50	30.00
Windows	N/A	0	25	0.00	0.00
Doors - External	B	0.75	15	11.25	15.00
Decoration - External	C	0.5	20	10.00	20.00
Insulation	N/A	0	10	0.00	0.00
Boilers	N/A	0	30	0.00	0.00
Lifts	N/A	0	10	0.00	0.00
Sanitary Services	N/A	0	20	0.00	0.00

Element	Grade	Score	Weighting	Weighted Score	Maximum Achievable Score
Fire Alarm	N/A	0	10	0.00	0.00
Emergency Lighting	N/A	0	10	0.00	0.00
Lighting - External	C	0.5	10	5.00	10.00
Ceilings	N/A	0	15	0.00	0.00
Roof Lights	N/A	0	15	0.00	0.00
Lighting - Internal	B	0.75	20	15.00	20.00
Walls - Internal	B	0.75	10	7.50	10.00
Doors - Internal	N/A	0	10	0.00	0.00
Decoration - Internal	N/A	0	10	0.00	0.00
Floors	B	0.75	15	11.25	15.00
Floor Coverings	N/A	0	10	0.00	0.00
Heating	N/A	0	30	0.00	0.00
Ventilation	N/A	0	10	0.00	0.00
Electrical	B	0.75	25	18.75	25.00
I.T.	N/A	0	10	0.00	0.00

Key

Condition A - Performing well and operating efficiently

Condition B - Performing adequately but showing minor deterioration

Condition C - Showing major defects and/or not operating adequately

Condition D - Economic Life expired and/or risk of failure

N/A - Not Applicable for this Unit

More than 85% A

77% - 84% B+

69% - 76% B

60% - 68% B-

55% - 59% C+

48% - 54% C

40% - 47% C-

Less than 40% D

TOTALS 123.75 205.00

Percentage Score 60.37%

Overall Unit Condition B-

3. PROPOSED PLANNED MAINTENANCE

Site Reference	Site Name	Unit	Ref	Unit Description	Project Description	Expenditure	Priority	Year
1291	Panmure Community Centre	0	01	Main Building	Upgrade 1st Floor Kitchen Area [On Hold]	£6,000.00	2	2020 - 2021
1291	Panmure Community Centre	0	01	Main Building	Pointing Repairs to Various Areas [On Hold]	£10,000.00	2	2020 - 2021
1291	Panmure Community Centre	0	01	Main Building	Replace All Remaining Original Windows [On Hold]	£42,000.00	2	2020 - 2021
1291	Panmure Community Centre	0	01	Main Building	Tar Surfacing Upgrade to Car Parking Areas, Etc [On Hold]	£15,000.00	4	2020 - 2021
1291	Panmure Community Centre	0	01	Main Building	Upgrade Shutter to Ground Floor Kitchen [Policy?] [On Hold]	£1,000.00	4	2020 - 2021
1291	Panmure Community Centre	0	01	Main Building	Replace All Leadwork, RW Goods & Covering to Tower Roof [On Hold]	£25,000.00	4	2020 - 2021
1291	Panmure Community Centre	0	01	Main Building	Single Ply to Store Flat Roof [On Hold]	£4,000.00	4	2020 - 2021
1291	Panmure Community Centre	0	01	Main Building	Fit Mechanical Extraction to Toilets [2 No] [On Hold]	£1,000.00	4	2020 - 2021
1291	Panmure Community Centre	0	01	Main Building	Upgrade Male & Female Toilets [On Hold]	£15,000.00	4	2020 - 2021
1291	Panmure Community Centre	0	01	Main Building	Remove Two Fire Hose Reels & Make Good Decoration [On Hold]	£800.00	4	2020 - 2021
1291	Panmure Community Centre	0	01	Main Building	Install Gas Central Heating [Policy?] [On Hold]	£60,000.00	12	2020 - 2021
						£179,800.00		

5. BUILDING FINANCIAL PERFORMANCE

Panmure Community Centre

PROPERTY COSTS :

Year	Rates	Rent	Building Insurance	YEAR TOTALS
18/19	£8,928.00	£0.00	£770.00	£9,698.00
17/18	£8,667.60	£0.00	£770.00	£9,437.60
16/17	£6,727.00	£0.00	£0.00	£6,727.00
15/16	£6,727.60	£0.00	£962.00	£7,689.60
14/15	£6,546.90	£0.00	£1,524.00	£8,070.90

BUILDING WORK COSTS :

Year	Planned Maintenance	Unplanned Maintenance	Service Contracts	Revenue Improvement	Capital Works	Insurance Works	YEAR TOTALS
18/19	£18,289.64	£3,216.23	£0.00	£623.10	£0.00	£621.57	£22,750.54
17/18	£1,597.32	£6,577.22	£0.00	£0.00	£0.00	£0.00	£8,174.54
16/17	£4,217.61	£2,651.47	£0.00	£0.00	£0.00	£0.00	£6,869.08
15/16	£3,873.39	£3,132.71	£0.00	£2,088.75	£0.00	£0.00	£9,094.85
14/15	£11,603.78	£2,704.98	£0.00	£0.00	£0.00	£0.00	£14,308.76

PERFORMANCE INDICATORS :

Year	Planned Maint Cost/m2 (GIA)	Unplanned Maint Cost/m2 (GIA)	Overall Cost/m2 (GIA)
18/19	£32.72	£5.75	£58.05
17/18	£2.86	£11.77	£31.51
16/17	£7.54	£4.74	£40.08
15/16	£6.93	£5.60	£47.78
14/15	£20.76	£4.84	£56.75

PER SITE m2

GIA: 559.0

NIA: 426.0

6. ENERGY PERFORMANCE

Panmure Community Centre

ENERGY COSTS :

Year	Electricity	Gas	Oil	Bio-mass	TOTAL
18/19	£9,542.55				£9,542.55
17/18	£8,927.66				£8,927.66
16/17	£8,810.29				£8,810.29
15/16	£9,925.87				£9,925.87
14/15	£9,342.24				£9,342.24

Water & Drainage

£1,330.27

£1,213.22

£1,194.15

CONSUMPTION :

Year	Electricity (KWh)	Gas (KWh)	Oil (KWh)	Bio-mass (KWh)	TOTAL (KWh)
18/19	62603				62603
17/18	72620				72620
16/17	75219				75219
15/16	94756				94756
14/15	93232				93232

Water & Drainage

100

89

95

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating

F

DISPLAY ENERGY CERTIFICATE

Energy Performance Operational Rating

7. ACCOMMODATION SCHEDULE

Property Usage By Floor

(all areas in m2)

SITE NAME: Panmure Community Centre

UNIT NAME: Main Building

FLOOR: G

UNIT	DEPARTMENT	WK SPACE	SUPT SPACE	ANCILLARY	STAF NOs	m2/PERS (wkspce)	WKSTATIONS
001	Education	33.46	126.72	68.70	6.00	5.58	4
		33.46	126.72	68.70	6.00		4.00

Subtotal (of 1) for FLOOR

FLOOR: 1

UNIT	DEPARTMENT	WK SPACE	SUPT SPACE	ANCILLARY	STAF NOs	m2/PERS (wkspce)	WKSTATIONS
001	Education	0.00	206.27	23.31	0.00	0.00	
			206.27	23.31			

Subtotal (of 1) for FLOOR

FLOOR: 2

UNIT	DEPARTMENT	WK SPACE	SUPT SPACE	ANCILLARY	STAF NOs	m2/PERS (wkspce)	WKSTATIONS
001	Education	0.00	35.57	12.47	0.00	0.00	
			35.57	12.47			
		33.46	368.56	104.48	6.00		4.00

Subtotal (of 1) for FLOOR

Subtotal (of 3) for UNIT NAME

7. ACCOMMODATION SCHEDULE

Property Usage By Floor

(all areas in m2)

SITE NAME: Panmure Community Centre (Continued)

UNIT NAME: Outbuildings

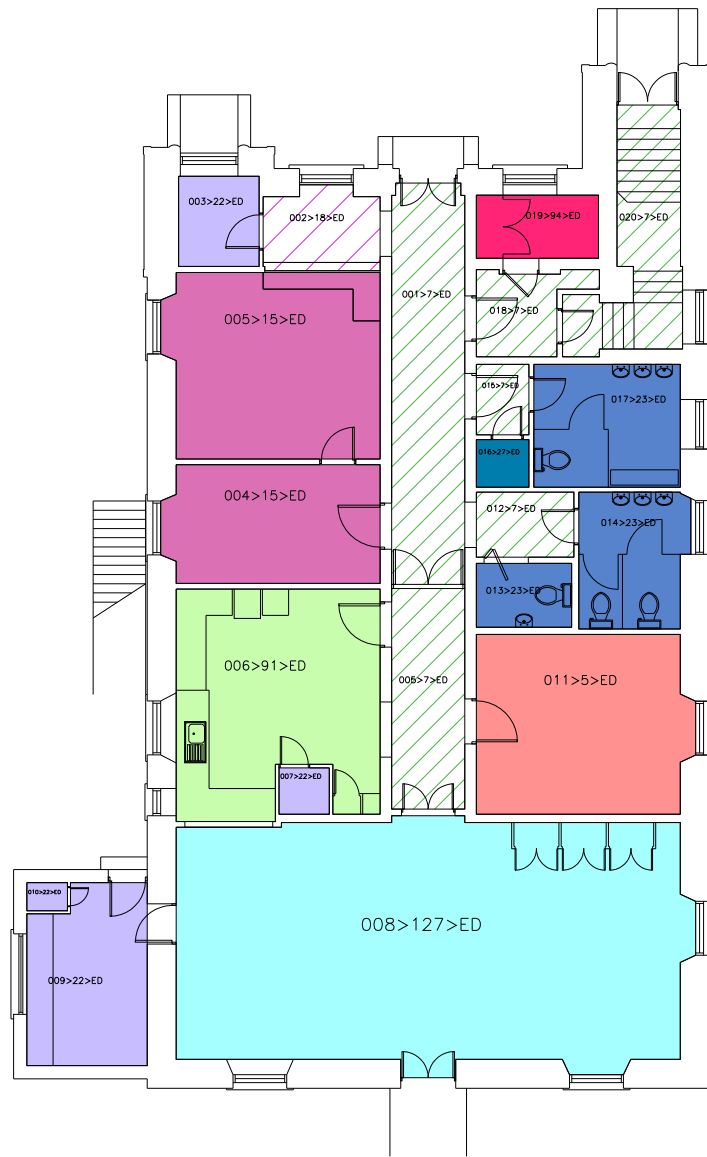
FLOOR: G

UNIT	DEPARTMENT	WK SPACE	SUPT SPACE	ANCILLARY	STAF NOs	m2/PERS (wkspce)	WKSTATIONS
031	Education	0.00	24.42	0.00	0.00	0.00	
			24.42				
			24.42				
		33.46	392.98	104.48	6.00		

Subtotal (of 1) for FLOOR

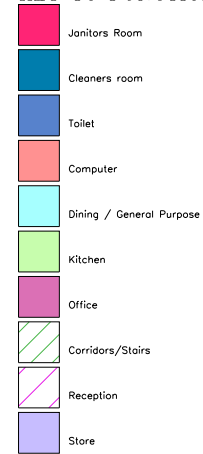
Subtotal (of 1) for UNIT NAME

Subtotal (of 4) for SITE NAME



Room Name	FUNCTION CODES	Area
003	Store	3.79
002	Reception	4.85
001	Corridors/Stairs	15.26
005	Office	20.33
004	Office	13.13
006	Kitchen	22.86
008	Dining / General Purpose	63.82
007	Store	1.22
010	Store	0.60
009	Store	10.78
011	Computer	19.63
012	Corridors/Stairs	3.31
014	Toilet	7.58
013	Toilet	3.18
015	Corridors/Stairs	1.93
016	Cleaners room	1.31
017	Toilet	9.41
018	Corridors/Stairs	3.95
019	Janitors Room	4.02
020	Corridors/Stairs	9.48
005	Corridors/Stairs	8.42
TOTAL		228.87

KEY TO FUNCTION CODES



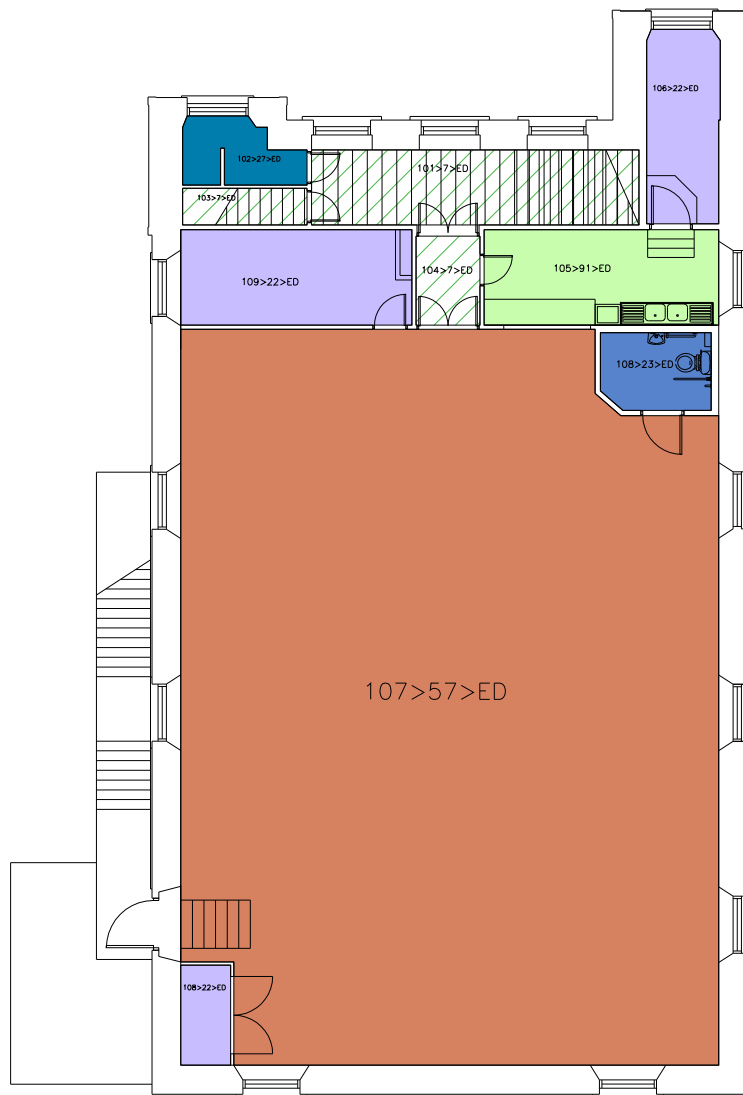
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Subject: **Panmure Community Centre**
 Address: **141 Kinloch Street Carnoustie**

Name: **E.H.**
 Date : 14/05/2013
 Drg: 1291_001_G
 SCALE : 173

Ground Floor
 Note: All areas shown "or thereby"



Room Name	FUNCTION CODES	Area
108	Store	2.32
107	Hall	176.72
109	Store	10.27
105	Kitchen	10.42
104	Corridors/Stairs	2.65
103	Corridors/Stairs	2.12
102	Cleaners room	3.22
101	Corridors/Stairs	11.43
106	Store	6.55
108	Toilet	3.90
TOTAL		229.58

KEY TO FUNCTION CODES



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Estates
Bruce House
Wellgate
Forfar
Arbroath

Subject: **Panmure Community Centre**
Address: **141 Kinloch Street**
Carnoustie

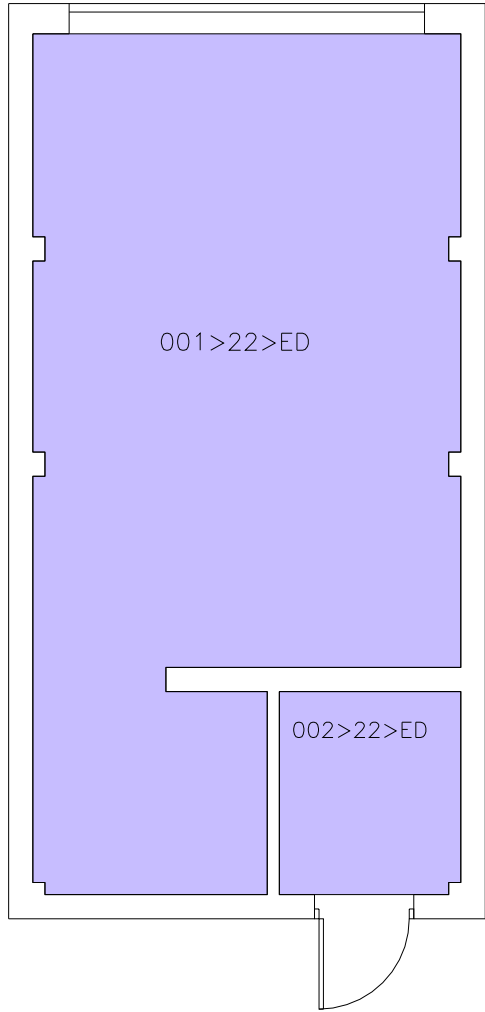
Name: **E.H.**

Date : 14/05/2013
Drg: 1291_001_1

SCALE : 164

First Floor

Note: All areas shown "or thereby"



Room Name	FUNCTION CODES	Area
001	Store	21.91
002	Store	2.51
	TOTAL	24.42

KEY TO FUNCTION CODES



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Estates
Bruce House
Wellgate
Forfar
Arbroath

Subject: **Panmure Community Centre**

Address: **141 Kinloch Street
Carnoustie**

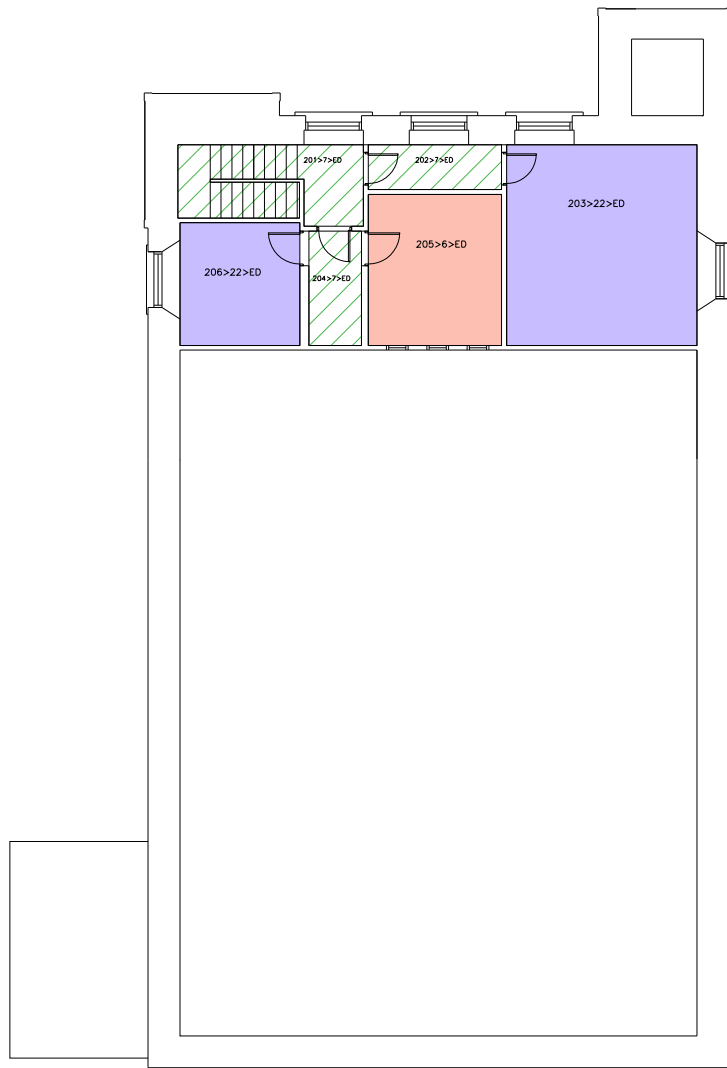
Name: E.H.

Date : 14/05/2013
Drg: 1291_031_G

SCALE : 63

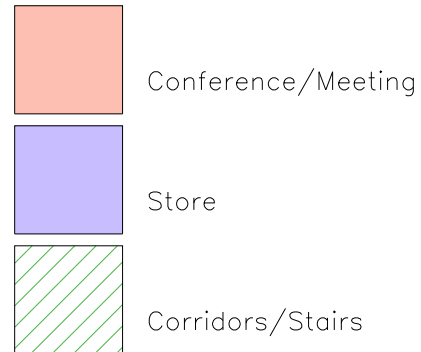
Garage/Store

Note: All areas shown "or thereby"



Room Name	FUNCTION CODES	Area
201	Corridors/Stairs	6.64
202	Corridors/Stairs	2.91
203	Store	18.61
204	Corridors/Stairs	2.92
206	Store	7.17
205	Conference/Meeting	9.79
TOTAL		48.04

KEY TO FUNCTION CODES



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Estates
Bruce House
Wellgate
Forfar
Arbroath

Subject: **Panmure Community Centre**
Address: **141 Kinloch Street**
Carnoustie

Name: E.H.

Date : 14/05/2013
Drg: 1291_001_2

SCALE : 167

Second Floor

Note: All areas shown "or thereby"