

PERTH & KINROSS COUNCIL

Finance & Resources Committee

12 June 2024

PITLOCHRY LOCALITY ASSET REVIEW

Report by Strategic Lead - Property Services (Report No. 24/186)

1. PURPOSE

- 1.1 To seek approval to consolidate and optimise Council assets and to develop the community asset offer in Pitlochry in line with the Council's Corporate Asset Management Framework, to ensure that our asset base is efficient, effective, and fit for purpose now and in the future within that locality.

2. RECOMMENDATIONS

- 2.1 It is recommended that Finance & Resources Committee:

- notes the extensive community engagement undertaken to date within to help shape the recommendations.
- notes review findings set out in **Section 5**.
- approves the recommendations in **Section 7** to:
 - consolidate community facilities in a redeveloped secondary school/ 'community campus' model as per **Option 2C** with a gym / 4 court games hall.
 - remodel and upgrade internal secondary school environment to make enhanced facilities more functional within existing footprint,
 - improve accessibility during and after normal school operating hours for public library, council services and leisure services at weekends,
 - consolidate locality depot arrangements at Aldour depot, declaring Cloichard depot surplus,
 - encourage and support Community Asset Transfer (CAT) of Cloichard Depot and Pitlochry Town Hall,
 - redevelop Tyree House, the area office/ library site as social housing, redevelop Atholl Leisure Centre site/building for affordable housing contributing to reducing the unmet demand in Pitlochry area,
 - establish a long-term full repair and insurance lease of the Pavilion to the Highland Perthshire Community Partnership.
 - Maintain public toilets (status quo).
- approves the funding option set out in **Section 5**.

3. STRUCTURE OF REPORT

- 3.1 This report is structured over the following sections:

- Section 4: Background
- Section 5: Review Findings:

- Section 6: Strategic Investment Advisory Group Considerations:
- Section 7: Recommendations
- Section 8: Conclusions
- Appendix: Supporting detail to report

4. BACKGROUND

Review background, scope, and drivers.

- 4.1 A key priority of the Council's Corporate Plan is to work in partnership with communities, recognising that local residents are best placed to understand the local challenges, demographics, and priorities. The Council approved a 'Campus Review' project for Pitlochry on 1 March 2023 (Report No. 24/63), and the community's views were an important part of the planning.
- 4.2 The Corporate Asset Management Framework (Report No. 24/18) set out the Council's approach to asset management and investment and introduced the concept of the Asset Challenge as a key element of its methodology. This requires any decision on the use, maintenance and investment in any asset to be evidence based and in alignment with the Council's corporate priorities and service delivery requirements, while recognising community need, climate change considerations and the overarching question of affordability.
- 4.3 The Asset Challenge methodology can be used for a single asset or a collection of assets grouped by a particular criteria (e.g. type of use etc.) The Pitlochry Property Asset Review is the first review to be undertaken using this approach on a locality basis.
- 4.4 The initial scoping indicated:
- Many of the buildings are either only open part of the week or significantly under-utilised.
 - Many of the buildings are aging and require significant investment for condition and 2045 net zero ambitions.
- 4.5 Both the Pitlochry Local Development Plan and the Pitlochry Community Action Plan show consistent messages from residents not dissimilar to the above. However, they also, as a priority, recognise the need for more good quality affordable housing to support local and key workers to remain in the area, and continued access to leisure and library spaces for the school and wider community.
- 4.6 Building upon these existing priorities, officers undertook extensive engagement in the Pitlochry area (as summarised in Appendix A) about how to deliver on these ambitions within the assets that the Council owns and manages.
- 4.7 The review considered all operational Council property assets (excluding social housing and the commercial investment estate) within the Pitlochry area. It then focussed on nine main operational assets in Pitlochry as

indicated in **Appendix A** and considered opportunities with other public sector organisations.

Other key factors

- 4.8 In January 2024 Council approved the Corporate Asset Management Framework (Report No 24/18 refers). This comprises an overarching Corporate Asset Management Policy and Strategy setting out the approach to the management of assets to deliver the Councils strategic priorities. The Property Asset Management Plan identified a need for **£1.759 billion** additional investment until 2054 to maintain the current asset base, which is beyond the current capital plan for the current property portfolio.
- 4.9 Previous relevant committee decisions relating to Pitlochry High School:
- November 2016 - Lifelong Learning Committee (Report No. 16/485) approved a School Estates Review of schools operating below capacity thresholds, with Pitlochry High School included in this scope.
 - March 2019 – Lifelong Learning Committee (Report No. 19/94) approved phase 2 of the School Estate Transformation Programme which stated that the closure of Pitlochry High School was not an option, and that staff, pupils and parents should be included in the process of developing models for senior phase education in Highland Perthshire.
 - September 2019 – Lifelong Learning Committee agreed that a detailed plan for the development of a Highland Perthshire Learning Partnership should be taken forward models for which should include the delivery of S5 and S6 from Pitlochry High School and to explore the development of and investment in the building, for the school and the wider community.
- 4.10 Since 2015/16 approximately £3.7 million has been spent on necessary improvements at the primary / high school site. Post-covid, Pitlochry Community Development Trust have undertaken an extensive and separate community consultation with many stakeholders in the community. This Pitlochry Locality Asset Review crystallises the ambition of the Lifelong Learning Committee in 2019 to work with the UHI and community to further develop options for the primary / secondary school site.
- 4.11 Concurrently PKC are leading a placed based approach to overcome organisational and sectoral boundaries to enable better collaboration and community involvement. There is work towards an inclusive communities model to enable a co-ordinated network of locality based multi-disciplinary teams, local partners and people within communities that collectively focus on early intervention and prevention. This will help us to deliver a “no wrong door” approach where frontline staff work together with partners so that people living in communities have access to the right support and the right time; enabling decisions to be made at a local level by those who know the locality and the community, best.
- 4.12 A “Campus” model further supports this collaborative approach and builds on work undertaken to date in Highland Perthshire recognising the distinctive needs of an extensive rural area. Council Teams have been brought together

e.g. schools, housing, community learning & development, welfare rights, children's services community safety etc. This has been expanded to include community groups and stakeholders who work collaboratively, building effective networks and cross organisational/partnership working to help streamline referral processes and tackling local issues.

- 4.13 The headline data regarding school utilisation provided in section 5.3 of this report demonstrates that from a capacity perspective only, there is a business rationale for consolidating secondary education in Highland Perthshire into a single site at Breadalbane Academy. This would align with the Council's approved financial principles and the stated commitment to focus on need rather than demand as the basis for making policy decisions. Given the political direction remains however, as per the previous Council decisions listed at 4.9 above and the strong desire of the community to develop more enhanced campus offer, this option has not been considered as part of this asset review.
- 4.14 Additionally whilst the options presented have been considered from a financial and operational perspective, a balance requires to be struck between these factors and the potential additional longer-term value that could be achieved by through more effective locality and place-based planning.

5. REVIEW FINDINGS

5.1 This section of the report sets out key findings on:

- Asset Challenge
- Community Feedback to Asset Challenge
- Options and Opportunities
- Finance
- Summary

Asset Challenge

- 5.2 In terms of the nine buildings within scope the estimated maintenance and repair costs over the next 5 years is estimated at **£6.9 million (£62.5 million over 30 years)**. These are estimated projections (not including inflation or unforeseen increases) and are, as yet, unfunded.
- 5.3 Complete **utilisation** data for all property asset types has been difficult to accurately capture and measure. However, 2023/24 data has been available, and areas of under-utilisation identified for the following properties:
- The **library** attracts 6,158 visitors per annum and has 200+ active users (approximately only 7% of Pitlochry's population). With an indicative property cost of **£5.60** per active user per visit (excluding staffing and stock costs), the library service has ongoing revenue pressures.
 - The **Atholl Leisure Centre** attracts only 8,185 visitors / users per annum (inclusive of school usage 5 days per week, 10hrs 45 mins per week) and this under-utilisation equates to the highest subsidy cost for LAL (Live

Active Leisure) per user across the entire leisure estate (£11.33 subsidy costs per visit).

- The **Pitlochry Town Hall** attracts 8,162 visitors per annum but is widely recognised as underutilised. It is considered a valuable asset by the community.
- The **secondary school** has a capacity of 247 but projections show a peak roll in 2027/28 of 150 pupils followed by a diminishing roll, stabilising to current levels of approximately 120 pupils. These figures demonstrate that the school premises are oversized for the current and future roll of pupils attending. The future school roll is projected to year 2030, based on housing projections and educational modelling.

5.4 All buildings within the scope of this review are in B: **Satisfactory Condition** in relation to Scottish Government Core Facts guidance.

5.5 The **Suitability** of the Pitlochry property estate is also assessed as B: Satisfactory, excluding assets not assessed as part of the core operational estate. The Council do not formally assess the suitability of the commercial or community property estate, as the usage of these facilities can change without the involvement of the Council. These buildings are however considered appropriate for use for the purposes of this review.

Community Feedback to Asset Challenge

5.6 Community feedback was initiated through “Big Place Conversation” mid 2023 leading to three workshops with the community and multiple meetings with interest groups: Pitlochry Community Action Trust, school staff, school student cohorts, Parent Council, Moulin Kirk Trust, Pitlochry pavilion user group, Pitlochry Town Hall user group and Atholl Leisure centre users. This community engagement delivered via online and in-person discussions equated to approximately **800** comments across various sites and proposals. The community engagement focussed on raising awareness surrounding the level of usage of facilities and the cost to subsidise these, in the context of the financial challenges facing the organisation.

5.7 Feedback and opportunities were not consistent, but the following themes emerged:

- Lack of current and historic investment in Pitlochry facilities;
- School not considered /perceived as a community asset;
- Leisure facilities were poor, not open at weekends, threatened with closure;
- Public library does not open enough;
- Local interest in community asset transfer; and
- Potential for housing on vacant sites.

5.8 In general, there was positive interest in the consideration of options proposed around the development of a campus model at the secondary school. More

specific considerations per facility are included in **Appendix A**. This feedback helped shape the options and opportunities below.

Options and Opportunities

Proposal 1 – Do Nothing

- 5.9 Retention of the status quo was not considered as a preferred option based on the current financial situation, long term asset liabilities, Perth and Kinross Council net zero ambitions, quality of service provision, community needs, feedback from the community and the clearly stated aspirations of the Pitlochry Community Action Plan. This was reinforced by the previous consultation undertaken and the subsequent direction of the Life Long Learning Committee in 2019.
- 5.10 A SWOT analysis included in **Appendix A** concludes that “Do Nothing” has no strengths and many clear weaknesses and threats.

Proposal 2 – Progress a Community Campus Model at Pitlochry School

- 5.11 Given that consolidating secondary education provision at a single site at Breadalbane has been discounted for reasons set out above, the only other viable option was to focus on optimising the school site; it being the largest (but also most costly) of the Council assets in Pitlochry. As the community campus model is widely recognised across Perth and Kinross, this quickly became a focus during the stakeholder consultations. There was a general consensus that a relocation of services within a single community hub at the school premises offered the best option of better and more sustainable services for the community.
- 5.12 This proposal would involve the relocation of library, leisure, and local Council offices’ functions to within existing school premises. The relocation of these services would free up currently underutilised buildings/ sites to deliver financial savings or offer redevelopment opportunities to meet wider community needs and aspirations.
- 5.13 The Community Campus model is one that is already proven in Perth, Kinross, Blairgowrie, Aberfeldy, Crieff and Blairgowrie. It provides facilities and encourages a single joined up public service provision. Pitlochry is an outlier in non-Perth secondary schools. Co located premises with a joint school / community library and shared facilities with opening hours extended compared to existing would be available. Long term carbon emissions will be easier to achieve reduce from a singular campus model compared to existing arrangements. The co-location of services within a single building has been promoted for the advantages for multi-disciplinary working and benefits for building community relationships.
- 5.14 A review of the school facilities was carried out independently by consultants Space Strategies to better understand the current and future accommodation needs from an educational perspective. Managers in Education and Learning, school staff and the pupils were engaged and consulted with as part of the process which shaped their recommendations.

- 5.15 These recommendations have been reflected into the proposals which will see an upgrade in areas but result in a net reduction in purely “school” accommodation reflecting current and future projected rolls and curriculum offering.
- 5.16 In terms of utilisation of the surplus space, options were focussed on leisure, library, and community facilities as well as general office / integrated team base facilities (as other community campuses). These various options require investment ranging from approximately **£6.2 million to £8.7 million** as detailed below and in **Appendix A**. Whilst the recommended option is the most expensive it is nonetheless considered to deliver greater value and align best with our wider strategic ambitions for the community and the area.

Proposal 2- Financial Implications

- 5.17 The purpose of asset challenge process has been to consolidate and optimise assets within Pitlochry to develop a core asset base which ensures efficient and effective service delivery and better meets the needs of the local community.
- 5.18 The **Capital** costs of change to reconfigure the secondary school building to accommodate both school core facilities and shared facilities for the community vary dependent upon the scope / extent of leisure facilities to meet the school curriculum need, match or enhance current facilities:
- **Option 2a-** Develop school and create a new 2 court games hall, meeting the essential curriculum needs of the school with minimal amount of community availability during the school’s operational hours - £6.2m
 - **Option 2b-** Develop school and create a new 2 court games hall, construct an external undercover MUGA allowing utilisation of both spaces, providing capacity to meet the essential curriculum needs of the school and offering significant community access during school hours. This proposal physically segregates school and community use through use of different internal / external spaces - £6.7m
 - **Option 2c-** The creation of a new 4 court games hall allows growth within the area for enhanced use of sports and leisure provision. This option is larger than existing, meets the essential curriculum needs of the school and due to size can be segregated internally to allow through timetabling concurrent internal school / community access during school hours. This scope is believed to meet the aspirations of a “community” campus - £8.7m

	Description	Pros	Cons
Option 1	Status Quo- Delivery of service through existing 9 properties.		Unable to deliver potential Affordable housing Current provision noted as diminishing and at risk Disparate service offering across multiple buildings
Option 2a	Extension and redevelopment of Existing Secondary School to accommodate curriculum delivery (2 court hall)	Meets need for curriculum delivery Affordable Housing options from surplus sites	Inability to enhance current service provision for leisure Restrictions on access during School operational hours doesn't meet the aspirations of the Community
Option 2b	Extension and redevelopment of Existing Secondary School to accommodate curriculum delivery (2 court hall) plus external undercover MUGA	Meets the needs of all current and Pre-COVID booking requirements Accommodation across 2 different types of provision. Enhanced service offering Affordable housing options from surplus sites	Restrictions to some sporting activities (indoor basketball)
Option 2c	Extension and redevelopment of Existing Secondary School to accommodate a new sports and leisure facility to meet desirable future aspirations (4court hall)	Meets the needs of all current and Pre-COVID booking requirements Allows for growth of Sports and Leisure Affordable housing options from surplus sites	Highest Capital and revenue costs Underutilisation based on previous usage trends.

5.19 All of the proposals represent a saving on projected capital expenditure over a 30 year period due to the reduced number of buildings / floor area even with the capital investment identified above.

Capital Summary

Site Names	Option 1- Status Quo			30 yr Capital Cost projections (<i>unfunded</i>)		
	Capital Spend 2018/19-2022/23	5yr Backlog Maintenance	30yr Investment plan	Option 2a	Option 2b	Option 2c
Aldour Ind Est (Inc TES Depot)	£ 129,499	£ 490,675	£ 7,469,460	£ 7,469,460	£ 7,469,460	£ 7,469,460
Area Offices/Library, Pitlochry	£ 3,050	£ 317,152	£ 2,117,280	£ -	£ -	£ -
Atholl Leisure Centre, Pitlochry	£ 27,974	£ 413,685	£ 4,007,800	£ -	£ -	£ -
Cloichard Depot	£ 6,566	£ 69,188	£ 1,264,560	£ -	£ -	£ -
PC, West Lane, Pitlochry	£ 1,119	£ 22,686	£ 641,880	£ 641,880	£ 641,880	£ 641,880
Pitlochry High School	£ 3,698,561	£ 1,255,508	£ 40,560,560	£ 40,560,560	£ 40,560,560	£ 40,560,560
Pitlochry Recreation Ground and Pavilion	£ 7,624	£ 102,443	£ 344,700	£ -	£ -	£ -
Pitlochry Town Hall	£ 39,859	£ 202,773	£ 2,035,170	£ -	£ -	£ -
Tyree House (Tourist Info Office)	£ 2,550	£ 125,228	£ 1,139,340	£ -	£ -	£ -
Grand Total	£ 3,916,802	£ 2,999,338	£ 59,580,750	£ 48,671,900	£ 48,671,900	£ 48,671,900
	TOTAL	£	62,580,088.00			
				Option 2a	Option 2b	Option 2c
	Cost of Change (+)	£	6,200,000	£ 6,200,000	£ 6,700,000	£ 8,700,000
	30yr Savings (-)	£	13,908,188	£ 13,908,188	£ 13,908,188	£ 13,908,188
	30yr Savings including cost of change	£	7,708,188	£ 7,208,188	£ 7,208,188	£ 5,208,188

*** These figures do not include inflationary or unknown increases*

5.20 The **Revenue** savings from disinvesting from the 5 buildings identified will be largely offset by the additional property running costs of each of the 3 options (2a, 2b, 2c) of operating an extended campus facility (an additional £100,000-£120,000).

5.21 The revenue summary costs shown below do not include potential significant additional income generated through Live Active leisure activities in an enhanced facility. The current gross annual income generated by the Atholl Leisure Centre is approx. £61k. It is assumed that the enhanced leisure

facilities will increase the usage and the subsequent revenue income at a community campus but for the purposes of the review we have excluded this potential funding stream.

Revenue Summary

Site Names	Running Costs Option 1	Running Costs Option 2		
	2022/23 Status Quo	Option 2a	Option 2b	Option 2c
Aldour Ind Est (Inc TES Depot)	£ 96,534	£ 96,534	£ 96,534	£ 96,534
Area Offices/Library, Pitlochry	£ 35,089	£ -	£ -	£ -
Atholl Leisure Centre, Pitlochry	£ 26,256	£ -	£ -	£ -
Cloichard Depot	£ 18,936	£ -	£ -	£ -
PC, West Lane, Pitlochry	£ 7,815	£ 7,815	£ 7,815	£ 7,815
Pitlochry High School	£ 419,299	£ 519,299	£ 529,299	£ 539,299
Pitlochry Recreation Ground and Pavilion	£ 12,914	£ -	£ -	£ -
Pitlochry Town Hall	£ 30,043	£ -	£ -	£ -
Tyree House (Tourist Info Office)	£ 1,991	£ -	£ -	£ -
Grand Total	£ 648,877	£ 623,648	£ 633,648	£ 643,648
		-£25,229	-£15,229	-£5,229

Revenue Summary	5yr Savings	£ 126,146	£ 76,146	£ 26,146
	30yr Savings	£ 756,877	£ 456,877	£ 156,877

*** These figures do not include inflationary or unknown increases*

- 5.22 In annual revenue terms options 2a, 2b or 2c are considered relatively cost neutral given the savings in exiting 5 current buildings.
- 5.23 Officers presented this Review for consideration to the Strategic Advisory Investment Group on 28 May 2024, initially recommending Option 2b based on it meeting the needs of the school curriculum and largely meeting the current community needs. This model did not project significant growth in community leisure use 7 days per week.
- 5.24 As has been previously discussed during budget considerations, additional investment is required to fund the existing capital programme and it is not considered prudent to incur additional borrowing at this point in time. It is therefore proposed that the existing **Capital** budget is reprioritised to take forward the recommended option. Initially, this will mean a review of the short to medium term investment in the Learning Estate and Capital Improvement Projects Programme that total over **£64 million** and a redirection of budget towards the Pitlochry project. This creates a potential risk going forward, however if the Council maintains its previously agreed policy of applying 1% of Council Tax income to supporting the Capital Budget, this risk can be managed to ensure that over the medium term, the budget can be reinstated.

Proposal 2 Opportunities- Community Asset Transfer

- 5.25 The Council approved a revised “Disposal of Surplus Land and Buildings” policy on 15 May 2024 ([Report No. 24/150](#) refers) prioritising affordable housing for surplus land and buildings.
- 5.26 Proposal 2 offers potential opportunities for community ownership of those surplus sites not deemed suitable for development as affordable housing. There has been considerable interest from local groups in exploring community asset transfer and there are currently two live expressions of

interest from community organisations for Pitlochry Town Hall and Cloichard Depot which the Council would support.

- 5.27 We are therefore working with the community in this regard and have facilitated discussions with local community groups and the Development Trust Association for Scotland ensuring that they have access to and support from the Council's Community planning team, Community Learning and Development team and 3rd party independent advice where required. Additional external funding is more likely to be available to external groups to help redevelop these facilities for the communities.

Proposal 2- Opportunities for Affordable Housing

- 5.28 Demand for affordable and social housing within Pitlochry is significant but the availability and turnover of accommodation to meet demand is low. There are **227** applicants with unmet housing need currently requiring accommodation in Pitlochry, the majority 1/ 2 bed accommodation. There is therefore an urgent need to identify and develop sites for housing within the local area.

- 5.29 By implementing Proposal 2 (the Community Campus model) the Council can potentially deliver the following additional housing subject to agreement of the housing mix:

- Area Office / Library – 4 units (refurb), 4 units (new), approximately £1.6 million HRA (Housing Revenue Account) investment including Scottish Government grant.
- Atholl Leisure Centre – 8 units (new) or alternative refurb proposals, £2 million HRA investment including Scottish Government grant.
- Tyree House- 3 units (refurb), 4 units (new) £1 million HRA investment including Scottish Government grant.

- 5.30 The potential additional housing is at an early feasibility stage only. If Proposal 2 is approved further work would be undertaken to inform the housing options. These will be included in the next update of the Scottish Housing Investment Programme.

- 5.31 Appendix A identifies an indicative programme for all recommendations to be delivered over a 4/5 year programme.

6. Strategic Investment Advisory Group (SIAG) Considerations

- 6.1 The purpose of the Strategic Advisory Investment Group is to provide political oversight of the Council's investment planning requirements and strategic direction to inform the 30-year investment plan in line with the Council's vision, strategies, policies, and plans.

- 6.2 This report was presented to SIAG for consideration recommending Proposal 2b for the reasons outlined above at 5.24.

- 6.3 The SIAG noted the considerations and the initial officer recommendation. It was also recognised that the community ambition for the campus throughout

the consultation was development of enhanced facilities to mirror those of other community campuses. Whilst this resulted in a more expensive option than initially proposed, it was accepted that a balance had to be struck. Members also considered that officers were being too conservative as regards their income projections and they were more optimistic as regard the potential of the enhanced community offer to generate revenue.

6.4 **Accordingly on the basis of direction provided by SIAG, it is recommended that Committee approve Option 2C with enhanced facilities.**

7. RECOMMENDATIONS

7.1 Based on findings outlined in this report and the consideration of SIAG, the following recommendations are made:

Issue	Recommendation
Fragmented and poor facilities	Consolidate community facilities in a redeveloped secondary school / community campus” model with a capital budget of £8.7m.
Utilisation of underused capacity in Secondary school	Remodel and upgrade internal secondary school environment to make enhanced facilities more functional within existing footprint, as Option 2C including a 4 court games hall / gym.
Accessibility: Highland Perthshire	In the campus model develop arrangements to improve accessibility during and after normal school operating hours for public library, council services and leisure services at weekends also.
Community Asset transfer	Encourage CAT of Cloichard Depot and Pitlochry Town Hall
Affordable / Social Housing	Redevelop Tyree House, the Area Office / Library building and site as social housing, redevelop Atholl Leisure Centre site/building for affordable housing contributing to reducing the unmet demand in Pitlochry area.
Operational Depot Review 23/24	Consolidate locality depot arrangements at Aldour depot, declaring Cloichard depot surplus.
Pavilion	Building and site owned by Pitlochry Estate Trust. Recommendations to remove PKC liabilities from this site by establishing a long-term Full repair and insurance lease for Highland Perthshire Community Partnership (HPCP) on behalf of the Pavilion User Group (PUGS).
Public Toilets	Recommendations to retain asset in its current use as part of the manned public toilet review at Budget Setting 2024/25.

7.2 These recommendations align with the following Corporate Priorities:

- Working in partnership with communities.
- Tackling poverty.
- Tackling climate change and supporting sustainable places.
- Enabling our children and young people to achieve their full potential.
- Protecting and caring for our most vulnerable people.
- Supporting and promoting physical and mental wellbeing.

7.3 These recommendations align with many of the Financial Strategy principles and specifically related to assets:

- to reduce the overall public estate and we will dispose of assets which no longer best support the delivery of our strategic objectives.

8. CONCLUSIONS

8.1 This is the first implementation of the Asset Challenge methodology since the approval of the Corporate Asset Management Framework and Property Asset Management Strategy and Plan in January 2024.

8.2 This review and the recommendations have been shaped and informed by extensive engagement with the local community and looks to reflect the priorities for the town identified through the Local Development Plan and Pitlochry Community Action Plan.

8.3 The recommendations also reflect the Council's corporate priorities, its commitment to delivering high-quality cost-effective services that communities need, mindful of the financial challenges that they are facing now and in the future.

8.4 The Committee is asked to approve the recommendations as set out in Section 7 of the report and agree the funding model as set out in Section 5.

Author

Name	Designation
Stephen Crawford	Strategic Lead, Property Services
Ryan Graham	Maintenance and Investment Principal Office, Property Services

Approved

Name	Designation	Date
Clare Mailer	Director (Strategy, People & Resources)	24.05.2024

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ANNEX

1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Local Outcomes Improvement Plan	Yes
Corporate Plan	Yes
Resource Implications	
Financial	Yes
Workforce	None
Asset Management (land, property, IST)	Yes
Assessments	
Equality Impact Assessment	None
Strategic Environmental Assessment	None
Sustainability (community, economic, environmental)	None
Legal and Governance	None
Risk	Yes
Consultation	
Internal	Yes
External	Yes
Communication	
Communications Plan	Yes

1. Strategic Implications

Local Outcomes Improvement Plan

1.1 This Review impacts on the following aspects of the Local Outcomes Improvement Plan

- (i) Poverty and cost of living
- (ii) Mental and physical wellbeing
- (iii) Digital Participation
- (iv) Learning and Development

Corporate Plan

1.2 This Review impacts on the following priorities within the Council's Corporate Plan:

- Working in Partnership with communities.
- Tackling Poverty.
- Tackling Climate Change and supporting sustainable places.
- Enabling our children and young people to achieve their full potential.
- Protecting and caring for our most vulnerable people.
- Supporting and promoting Physical and mental wellbeing.

[Corporate Plan 2022-27 Final.pdf \(pkc.gov.uk\)](#)

2. Resource Implications

Financial

2.1 There are financial implications to this report set out in section 5.

Workforce

2.2 There are no immediate workforce implications to this report although any consolidation or disinvestment in property assets may have workforce implications for LAL, CPK and PKC.

Asset Management (land, property, IT)

2.3 The asset management implications are contained within the report.

3. Assessments

3.1 The report has been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

- (i) Assessed as **not relevant** for the purposes of EqIA. Equalities Impact Assessments will be prepared for any consolidation/disinvestment recommendations if approved.

Strategic Environmental Assessment

3.2 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals.

3.3 The report has been considered under the Act and, no action is required as the Act does not apply to the matters presented in this report. This is because the Committee are requested to note the contents of the report only and the Committee are not being requested to approve, adopt, or agree to an action or to set the framework for future decisions.

Sustainability

3.4 Under the provisions of the Local Government in Scotland Act 2003 the Council must discharge its duties in a way which contributes to the achievement of sustainable development. Under the Climate Change (Scotland) Act 2009 the Council also has a duty relating to climate change and, in exercising its functions must act:

- in the way best calculated to delivery of the Act's emissions reduction targets;
- in the way best calculated to deliver any statutory adaptation programmes; and
- in a way that it considers most sustainable.

- 3.5 If approved the recommendations from this report will support the Council's discharging of its duties in relation to the Act.

Legal and Governance

- 3.6 There are no immediate legal and governance implications to this report.

Risk

- 3.7 A risk profile will be prepared to support implementation of these recommendations if approved.

4. Consultation

Internal

- 4.1 Transformation Board, Strategic Investment Advisory Board, the Strategic Lead, Property Services, Senior Service Manager, Education Services, Pitlochry High School Head Teacher and Strategic Lead, Finance have been consulted in the preparation of this report.

External

- 4.2 Live Active Leisure have been consulted in the preparation of this report. The review has been informed by consultation events with the Pitlochry Community.

5. Communication

- 5.1 A Communications Plan will be prepared to support implementation of the recommendations if approved.

2. BACKGROUND PAPERS

- 2.1 Appendices: A Pitlochry Property Asset Review

Appendix 1 – Pitlochry Asset Review