



**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	PER SITE m2		
	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

GIA: 559.0      NIA: 426.0



## 6. ENERGY PERFORMANCE

### 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**

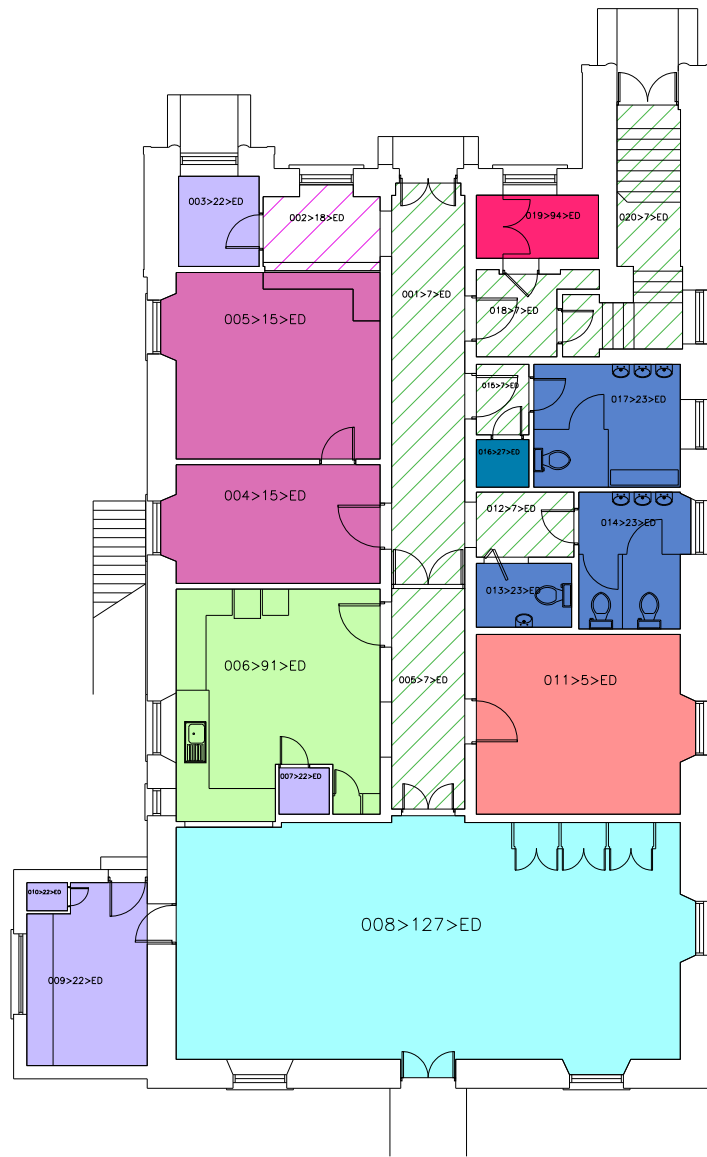
**FLOOR: G**

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**

- Janitors Room
- Cleaners room
- Toilet
- Computer
- Dining / General Purpose
- Kitchen
- Office
- Corridors/Stairs
- Reception
- Store

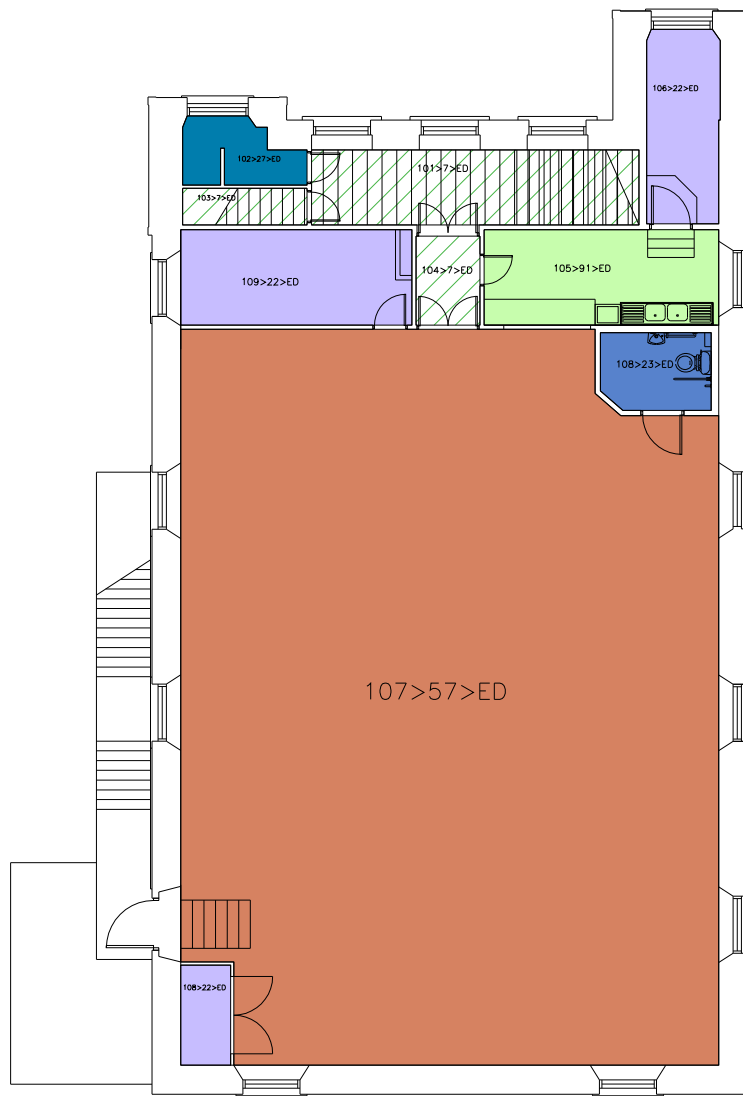
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Subject: **Panmure Community Centre**  
 Address: **141 Kinloch Street Carnoustie**

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**

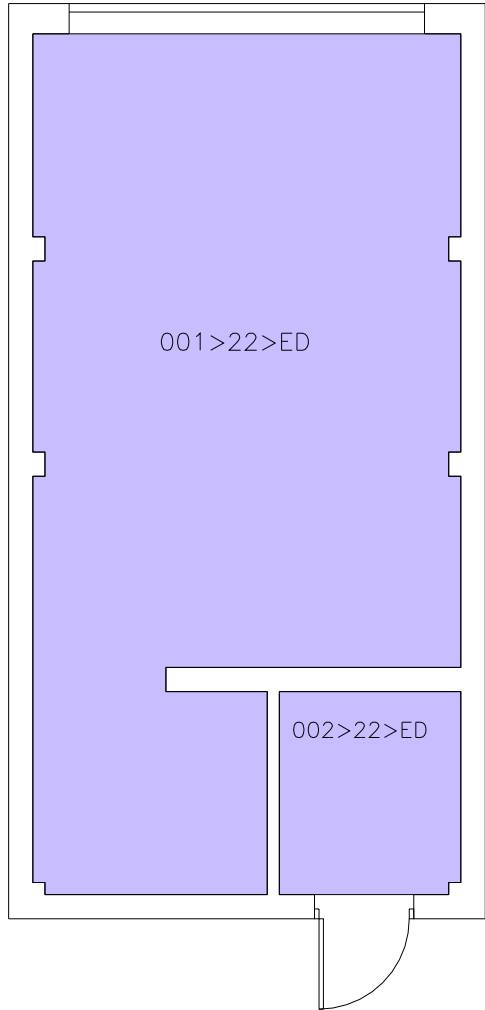
Name: **E.H.**

Date : 14/05/2013  
Drg: 1291\_001\_1

SCALE : 164

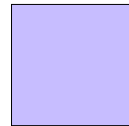
First Floor

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



Store

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Estates  
Bruce House  
Wellgate  
Forfar  
Arbroath

Subject: **Panmure Community Centre**

Address: **141 Kinloch Street  
Carnoustie**

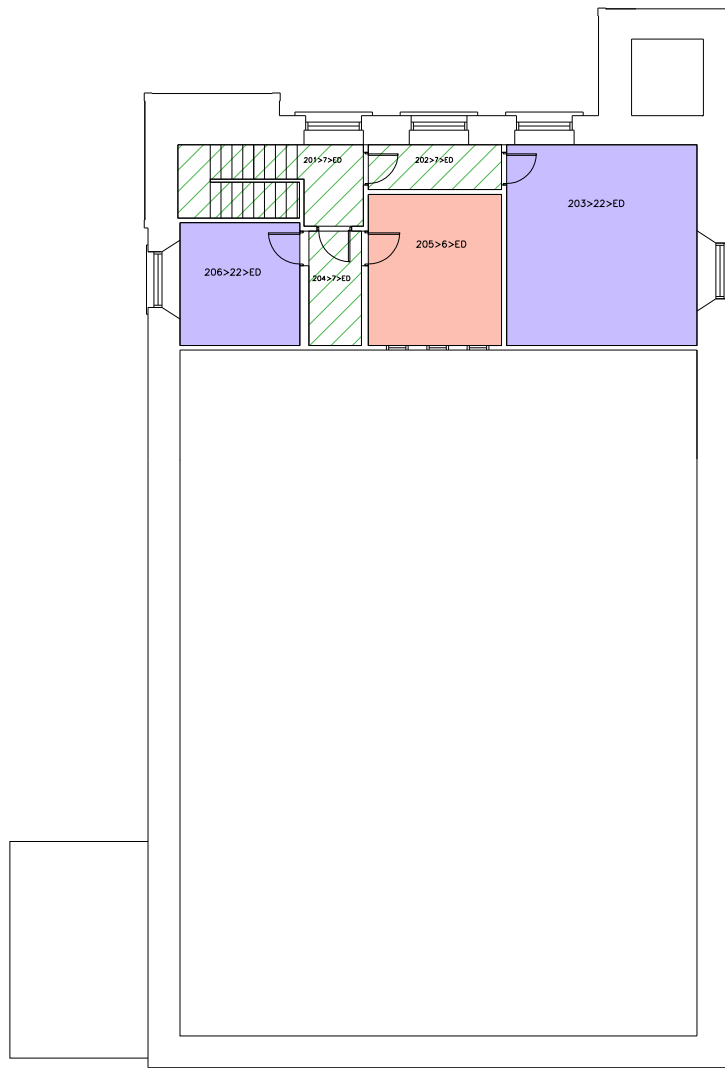
Name: E.H.

Date : 14/05/2013  
Drg: 1291\_031\_G

SCALE : 63

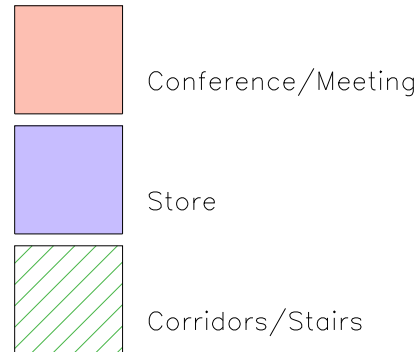
Garage/Store

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"