

Item: 19

Asset Management Sub-committee: 3 September 2024.

1. Recommendations

It is recommended:

1.1.

That the Committee approves the attached minute as a true record.

1.2.

That the Committee considers the recommendation at paragraph 8.

2. Appendix

Draft Minute of the Meeting of the Asset Management Sub-committee held on 3 September 2024.

Minute

Asset Management Sub-committee

Tuesday, 3 September 2024, 09:30.

Council Chamber, Council Offices, School Place, Kirkwall.



Present

Councillors Alexander G Cowie, Steven B Heddle, Kristopher D Leask, Janette A Park, Ivan A Taylor, Mellissa-Louise Thomson and Heather N Woodbridge.

Clerk

- Sandra Craigie, Committees Officer.

In Attendance

- Hayley Green, Corporate Director for Neighbourhood Services and Infrastructure.
- Kenny MacPherson, Head of Property, Asset Management and Facilities.
- Thomas Aldred, Service Manager (ICT).
- Graeme Christie, Service Manager (Estates).
- Shonagh Merriman, Service Manager (Corporate Finance).
- Glen Thomson, Service Manager (Property and Capital Projects).
- Michael Scott, Solicitor.
- Alistair Morton, Team Manager (Energy).
- Gwyn Evans, Strategic Projects.

Declarations of Interest

- No declarations of interest were intimated.

Chair

- Councillor Alexander G Cowie.

1. Revenue Expenditure Outturn

After consideration of a report by the Head of Finance, copies of which had been circulated, and after hearing a report from the Service Manager (Corporate Finance), the Sub-committee:

Noted:

1.1. The revenue expenditure outturn statement in respect of service areas for which the Asset Management Sub-committee was responsible, for financial year 2023/24, attached as Annex 1 to the report by the Head of Finance, indicating a budget overspend position of £1,746,500.

1.2. The financial detail by service area statement in respect of service areas for which the Asset Management Sub-committee was responsible, for financial year 2023/24, attached as Annex 2 to the report by the Head of Finance.

The Sub-committee scrutinised:

1.3. The explanations given and actions proposed in respect of significant budget variances, as outlined in the Budget Action Plan, attached as Annex 3 to the report by the Head of Finance, and obtained assurance that appropriate action was taken with regard to significant budget variances.

2. Revenue Expenditure Monitoring

After consideration of a report by the Head of Finance, copies of which had been circulated, and after hearing a report from the Service Manager (Corporate Finance), the Sub-committee:

Noted:

2.1. The revenue financial summary statement in respect of service areas for which the Asset Management Sub-committee was responsible, for the period 1 April to 30 June 2024, attached as Annex 1 to the report by the Head of Finance, indicating a budget underspend position of £345,500.

2.2. The revenue financial detail by Service Area statement in respect of service areas for which the Asset Management Sub-committee was responsible, for the period 1 April to 30 June 2024, attached as Annex 2 to the report by the Head of Finance.

The Sub-committee scrutinised:

2.3. The explanations given and actions proposed in respect of significant budget variances, as outlined in the Budget Action Plan, attached as Annex 3 to the report by the Head of Finance, and obtained assurance that appropriate action was being taken with regard to significant budget variances.

3. Corporate Asset Maintenance Programmes

Revenue Expenditure Outturn

After consideration of a report by the Head of Finance, copies of which had been circulated, and after hearing a report from the Service Manager (Corporate Finance), the Sub-committee:

Noted:

3.1. The summary outturn position of expenditure incurred for financial year 2023/24 in respect of corporate asset maintenance programmes, as detailed in section 1.4 of the report by the Head of Finance.

The Sub-committee scrutinised:

3.2. The detailed analysis of expenditure figures and programme updates, attached as Appendix 1 to the report by the Head of Finance, and obtained assurance that action had been taken with regard to significant budget variances, together with progress made with delivery of the approved corporate asset maintenance programmes.

4. Corporate Asset Maintenance Programmes

Revenue Expenditure Monitoring

After consideration of a report by the Head of Finance, copies of which had been circulated, and after hearing a report from the Service Manager (Corporate Finance), the Sub-committee:

Noted:

4.1. The summary position of expenditure incurred, as at 30 June 2024, against the approved corporate asset maintenance programmes for 2024/25, as detailed in section 1.4 of the report by the Head of Finance.

The Sub-committee scrutinised:

4.2. The detailed analysis of expenditure figures and programme updates, attached as Appendix 1 to the report by the Head of Finance, and obtained assurance that action was being taken with regard to significant budget variances, together with progress being made with delivery of the approved corporate asset maintenance programmes.

5. Corporate Asset Improvement Programmes

Expenditure Monitoring Outturn

After consideration of a report by the Head of Finance, copies of which had been circulated, and after hearing a report from the Service Manager (Corporate Finance), the Sub-committee:

Noted:

5.1. The summary outturn position of expenditure incurred for financial year 2023/24 in respect of the corporate asset improvement programmes, as detailed in section 1.4 of the report by the Head of Finance.

The Sub-committee scrutinised:

5.2. The detailed analysis of expenditure figures and programme updates, attached as Appendix 1 to the report by the Head of Finance, and obtained assurance that action had been taken with regard to significant budget variances, together with progress made with delivery of the approved corporate asset improvement programmes.

6. Corporate Asset Improvement Programmes

Expenditure Monitoring

After consideration of a report by the Head of Finance, copies of which had been circulated, and after hearing a report from the Service Manager (Corporate Finance), the Sub-committee:

Noted:

6.1. The summary position of expenditure incurred as at 30 June 2024 against the approved corporate asset improvement programmes for 2024/25, as detailed in section 1.4 of the report by the Head of Finance.

The Sub-committee scrutinised:

6.2. The detailed analysis of expenditure figures and programme updates, attached as Appendix 1 to the report by the Head of Finance, and obtained assurance that action was being taken with regard to significant budget variances, together with progress being made with delivery of the approved corporate asset improvement programmes.

7. Information Technology Strategy – Delivery Plan Update

After consideration of a report by the Corporate Director for Neighbourhood Services and Infrastructure, copies of which had been circulated, and after hearing a report from the Service Manager (ICT), the Sub-committee:

Scrutinised the updated Delivery Plan, attached as Appendix 1 to the report by the Corporate Director for Neighbourhood Services and Infrastructure, and obtained assurance that progress was being made in implementing the Information Technology Strategy.

8. Property Asset Management Plan

After consideration of a report by the Corporate Director for Neighbourhood Services and Infrastructure, copies of which had been circulated, and after hearing a report from the Head of Property, Asset Management and Facilities, the Sub-committee:

Resolved to **recommend to the Council** that the Property Asset Management Plan 2024 to 2029, attached as Appendix 1 to this Minute, be approved.

9. Exclusion of Public

On the motion of Councillor Heather N Woodbridge, seconded by Councillor Kristopher D Leask, the Sub-committee resolved that the public be excluded for the remainder of the meeting, as the business to be considered involved the disclosure of exempt information of the classes described in the relevant paragraphs of Part 1 of Schedule 7A of the Local Government (Scotland) Act 1973 as amended.

10. Request to Lease Property in Kirkwall

Under section 50A(4) of the Local Government (Scotland) Act 1973, the public had been excluded from the meeting for this item on the grounds that it involved the disclosure of exempt information as defined in paragraphs 2, 6 and 8 of Part 1 of Schedule 7A of the Act.

After consideration of a report by the Corporate Director for Neighbourhood Services and Infrastructure, copies of which had been circulated, and after hearing a report from the Service Manager (Estates), the Sub-committee:

Resolved, in terms of delegated powers what action should be taken with regard to a request to lease property in Kirkwall.

The above constitutes the summary of the Minute in terms of the Local Government (Scotland) Act 1973 section 50C(2) as amended by the Local Government (Access to Information) Act 1985.

11. Conclusion of Meeting

At 10:44 the Chair declared the meeting concluded.

Signed: A G Cowie



Property Asset Management Plan 2024 - 2029

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Document Control and Council Approval

Version Number/Date.	1.0 – August 2024
Approved by Council	
Next Update Due.	

Section 1 – Executive Summary

1.1 Introduction

The Council owns a diverse range of land and property assets that make an important and positive contribution to achieving our corporate objectives. The quality, condition, suitability and sustainability of our property assets has a direct bearing on the quality and deliverability of frontline services. It is therefore extremely important that these assets are managed in a proactive and efficient way.

1.2 Strategic Overview

Strategic asset management of land and buildings is the activity that ensures that our property is optimally structured to best align with the Council's corporate objectives. Our properties must support the main business of the Council which is to provide services.

This Property Asset Management Plan provides an overview of the quantity, existing uses and current performance of Orkney Island Council's property assets. It aims to identify future actions and potential risks and to provide a well-managed property portfolio to support the delivery of Council services.

We must budget for the continuing effects of withdrawal from the European Union, social and economic recovery from COVID-19, political uncertainty and unpredictable international relations. Funding pressures are likely to be extreme during the life of this plan. The local economic position will also drive the need to use land and property assets effectively, efficiently and will shape our future property requirements.

Information on the quality of property owned by the Council is used to inform future planning decisions for its use, value (financial and non-financial) and opportunities for development. Delivering a high performing property portfolio is an essential part of implementing a long-term strategy which support's the Council's objectives and makes best use of the resources available.

We will continue to ensure the strategic decision-making process treats property assets as a corporate resource which drives and delivers services and results in effective decision making and a high performing property portfolio.

Section 2 – Objectives

2.1 Objectives of the Property Asset Management Plan

Effective and efficient use of property by Orkney Islands Council is vital in ensuring the delivery of many of the Council's key objectives. There are significant challenges in sustaining a comprehensive property portfolio throughout Orkney under the current challenging circumstances.

A structured and programmed strategy requires long-term management of our property portfolio in order that the best solutions are provided. Short term or constantly changing strategies will not produce an optimum solution and will waste scarce resources, incur abortive expense and lower the quality-of-service delivery. Ongoing budget pressures faced by the Council requires robust and coordinated planning across a range of service areas.

This plan considers the Council's property portfolio as defined by CIPFA (The Chartered Institute of Public Finance & Accountancy) and therefore other asset types do not feature within the scope of this plan. Excluded assets are Open Spaces, Roads, Street Lighting and Infrastructure (including marine, airfields and burial ground infrastructure), Fleet/Plant, Housing and Information and Communications Technology.

Property Asset Management is a crucial process which aligns the Council's business and property strategies, ensuring the optimisation of our property assets in a way which best supports our key business goals and objectives. This involves identifying efficiency in the use of our assets and developing the property portfolio including consideration of maintenance and affordability within the terms of the best value available to the Council.

The objective is to provide the right property asset, in the right location, at the right price and quality.

Work is always ongoing with the analysis of our business needs in terms of accommodation requirements: location, size, facilities and so on. We will continually review how our property portfolio can be used to best suit service requirements.

With regards to the importance of property asset management, it should be noted that:

- Property matters contribute to the public's perception of Orkney Islands Council
- Effective property asset management can drive overall service improvement and enhancements, including efficiencies and savings without loss of service
- Construction of new build and maintenance of existing property accounts for a significant amount of the Council's expenditure

2.2 A Corporate Approach to Asset Management

Property assets are owned corporately by the Council and their management is coordinated across the organisation to maximise benefits and to support the delivery of the Council's key objectives as set out in the Council Plan 2023-2028.

The key drivers for changes in the demand for public services are:

- Changing public needs and priorities
- Increasing public expectations on quality and ease of access to joined up public services
- Local community aspirations
- Community Empowerment (Scotland) Act 2015

The local drivers for changes in the provision of public services continue to be:

- Budget priorities in the face of increasing revenue costs
- Identification and delivery of efficient and flexible ways of working
- Opportunities to collaborate and work closely with community groups and partners

We aim to manage our property assets in a balanced manner which takes proper account of the Council's service requirements and of the upkeep of our assets to ensure their optimum use over the long term.

2.3 Property Data

An important aspect of good asset management is having comprehensive and meaningful data about property. Data is a key driver which supports good decision making, performance monitoring and operational and strategic planning. The Council continues to develop the quality and quantity of data it holds about property assets.

A consequence of the continued refinement of the Council's property data is that some of the facts and figures referred to in this plan are similar, but not identical, to the information presented in previous versions of our property asset management plans. Challenges around not having easy access to a variety of key property related data continue to impact the effectiveness of our management of assets however work to make improvements is underway. There has been a significant lack of capacity within the Estates team since October 2022 and despite efforts we have thus far failed to resolve this issue. A new approach is being discussed.

The classification of some of our properties has changed over time, as does the accounting value of all property assets which is regularly assessed and updated. The cost of maintenance varies, the unit cost of energy changes and perhaps more importantly, so does the actual energy an asset uses. This may be as a result of changes in service delivery, improvements in energy usage because of the implementation of a new heating system, or it may be due to other external factors such as legislation. The key message to take from all of these variables is that change is a natural consequence of the Council's activities and we endeavour to manage change in a professional and effective way, including property asset management.

2.4 Strategic Overview

The key strategy in respect of our approach to asset management is set out in the current Corporate Asset Management Plan. That plan identifies the main types of asset which require effective management to ensure all assets assist the Council to deliver on its objectives.

The primary objective of this Property Asset Management Plan, which sits below the Corporate Asset Management Plan along with other individual asset plans, is to manage the Council's property assets effectively and efficiently to deliver on Council objectives by ensuring the most appropriate properties are available to all service delivery partners. This continues to be a critical necessity given the local and national economic context.

2.5 Governance

In 2017 a review of our governance process for property management resulted in an increased level of delegation being awarded to the then Executive Director of Corporate Services for property related decisions. The revised Scheme of Delegation to Officers has been in operation since early 2018 and has enabled faster, more responsive and efficient decision making on a wide range of property matters such as sales, acquisitions, commercial and community leasing. With effect from the Corporate Re-structure in April 2022 this power has been delegated to the Corporate Director for Neighbourhood Services and Infrastructure.

2.6 Developing Our Approach to Asset Management

In line with good practice, the development of a corporate approach to property asset management has enabled the Council to take a stronger corporate view with oversight across all service area needs. A corporate approach to property management is embedded in many aspects of the Council's procedures and we will continue to develop and refine this approach.

The Property Asset Management Plan 2024 to 2029 sets out the proposed objectives and processes required to continue to develop and deliver a corporate approach to property asset management. The following sections of this plan highlight the key tasks and issues to be considered including property performance, benchmarking, strategic and capital planning and the effective day to day management of property.

2.7 Effective Property Asset Management

Effective property asset management is vital in addressing a number of key challenges for our property portfolio. Property assets must be used to maximise benefit to service areas in the most efficient and effective manner. The exception is where property assets are held for investment purposes rather than for service requirements and in this case the focus will be on balancing the financial return against revenue costs incurred on maintenance.

Strategic asset management of our property assets can be summarised as follows:

- Ensuring properties are managed effectively and demonstrate that they deliver best value.
- Linked with changing business, corporate and organisational objectives.

2.8 Decision Making

The diagram below shows the corporate property asset management ethos which will encompass all property related decisions. Corporate management of property assets must consider stakeholders, service areas and the performance of property including its cost and value.



Figure 1: Stakeholders

The needs of stakeholders are reflected in the Council’s objectives and those of each service area through various service plans. Development of an effective means of analysis and reporting of property performance and its associated revenue cost to sustain and maintain an appropriate operating environment must be sufficient to enable strategic review and decision making at regular intervals.

The Council’s governance arrangements for property are aligned with a corporate approach to property asset management.

The Council’s current Corporate Asset Management Plan sets out a framework for asset decisions to be made. The current property decision making process is replicated here:

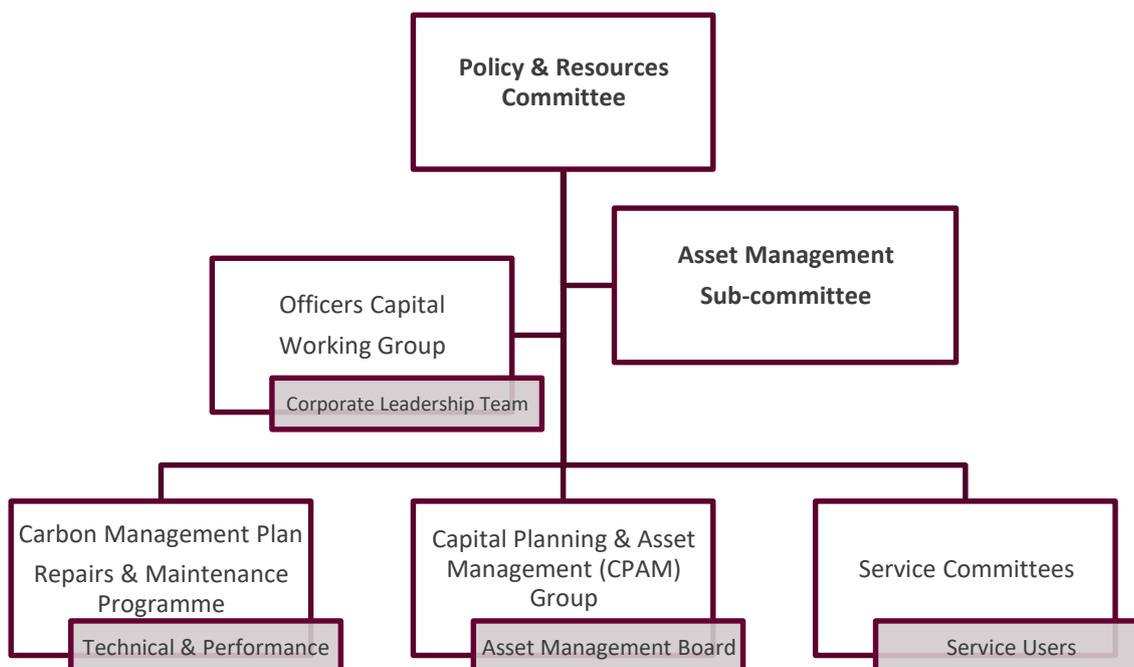


Figure 2: Decision Making Process

Section 3 – Asset Management

3.1 Approach to Asset Management

Centralising day to day property asset management in one service area allows for the overarching corporate strategies outlined in this plan to be evenly and equally applied across all service areas and eases the burden of property management resources used within a wide variety of service areas.

The strategic lead for property and asset management sits within the Neighbourhood Services and Infrastructure directorate. The Head of Property, Asset Management and Facilities is the lead property asset manager with responsibility for administering the Council's strategic property management and ensuring that corporate efficiencies are delivered.

3.2 Operational Property

Operational property is defined as property (land or building, or part of a building, or both) used in the production or supply of goods or services or for administrative purposes. That is, property from which the Council delivers a service directly or uses in the delivery of a service in the event that the service is delivered at another location. For instance, schools, care homes and the Council Offices at School Place are examples of operational property. Depots and workshops used by the Council to support roads maintenance and waste collection services are also operational even though services are not delivered directly to the public at these locations.

As of April 2024 the Council manages 368 operational assets, which includes 287 buildings with a gross internal floor area of 154,940m². The condition of these operational property assets can enhance or adversely impact on the quality and range of services delivered. These statistics can change at any point in time due to changes in operational service delivery arrangements. For example, when the new care home in Kirkwall becomes operational in 2025 the existing facility at St Rognvald House will close with a net increase in operational floor area but no change in the number of operational properties overall – the new facility is larger and the former care home will no longer be classified as operational when the new care home opens. The decision around disposal of the former care home will be made at that time.

21 operational assets are leased in from the private sector and these include ground leases, office accommodation, an industrial unit and a residential care facility. The annual rental cost to the Council of leasing in property is currently £84,852.40 in addition to revenue costs incurred on other associated property costs such as rates, insurance and maintenance.

Operational property is a significant issue for the Council, especially given our remote, rural geography and the spread of our community across many populated Islands, including the Orkney mainland. We require a wide variety of type and size of property, some multipurpose and some specialised, for the delivery of services.

Some operational property must be located at specific places within our community, such as schools and ferry waiting rooms for example, whereas the location of other operational

property assets is flexible and has little impact on service delivery. Some operational property is required to deliver statutory services and other operational property supports discretionary services.

A Repairs and Maintenance budget of £1.8M is spent each year in addition to expenditure on capital projects to improve the customer experience, to provide a safe and comfortable working environment for staff and implement changing service delivery requirements which may arise through service improvement or legislation.

Assets from which Council Services are delivered (Operational Property)

Number of Assets:	368
Gross Internal Area:	154,940m ²
Asset Net Book Value:	£264.39M

Table 1: Operational Property Key Statistics

A summary of the type and number of the Council's operational land and buildings is shown below:

Property Type	Quantity	Property Type	Quantity
Airport	6	Lighthouse	1
Allotment	2	Linkspan	9
Burial Ground/Cemetery	26	Monument	1
Bus Station	1	Museum	14
Caravan/Camp Site	2	Office	22
Changing Rooms	2	Outdoor Centre	2
College	9	Pier	1
Communications Mast	1	Pre-School Facility	2
Community Centre	8	Public Convenience	22
Compound	5	Quarry	13
Day Care Centre	7	Radar Station	5
Dwelling	2	Recycling Centre	4
Ferry Terminal	5	Religious Building	2
Fire Garage	4	Residential Home	8
Greenhouse	1	School	23
Hostel	2	Shed	34
Industrial Unit/Site	9	Sports Pitch	2
Lairage	1	Store	43
Land	27	Waiting Room	24
Landfill Site	4	Waste Transfer Station	2
Leisure Centre	6	Weighbridge	2
Library	2	TOTAL	368

Table 2: Operation Property Assets

3.3 Non-Operational Property

Non-operational property is defined as property which isn't used for the direct delivery of services. This classification also applies to land held for long term capital appreciation, land held for an undetermined future use and property which is currently under construction, development or redevelopment for future use for investment purposes.

Non-operational property includes the Council's investment portfolio which includes industrial estate sites and buildings.

The Council owns 147 non-operational land and property assets, comprising 100 buildings and 47 land assets. This includes 125 non-operational investment property assets which are leased, or are currently available to lease, for investment purposes in addition to a number of strategic land and property assets.

The Council's non-operational investment property generates an income of approximately £1.0M per annum. Non-operational investment property also consumes large revenue and capital resources in maintenance ranging from minor works required at tenancy change to major works which may be required to modernise aging property, and to ensure investment property assets remain in a desirable condition to appeal to potential new tenants.

The Council operates a letting policy in respect of its 74 industrial estate property assets which supports businesses operating in key industry areas. The primary sectors which the Council strives to support are:

- Manufacturing (primarily for export)
- Renewable energy
- Business sector where the market is outside Orkney or there is no service locally

In addition to the above criteria consideration is also given to businesses which assist the Council in its objectives to:

- Diversify the economy
- Increase employment
- Raise average earnings

The Council's non-operational properties can be used to support local economic development opportunities such as new business developments, growth and skills enhancement. Reviewing the performance of non-operational investment properties will drive decisions on future investment requirements.

Number of Assets:	147
Gross Internal Area:	18,815m ²
Asset Net Book Value:	£19.228M

Table 3: Non-Operational Property Key Statistics

A summary of the type and number of the Council's non-operational land and buildings is shown below:

Property Type	Quantity
Allotment	1
Compound	1
Dwelling	3
Farm	1
Hangar (aircraft)	1
Hostel	1
Industrial Unit/Site	29
Information Centre (Visitors)	1
Land	89
Landfill Site	1
Monument	1
Office	6
Oil Terminal	1
Shed	3
Shop	1
Slipway	1
Store	6
TOTAL	147

Table 4: Non-Operational Property Assets

3.4 Surplus Property

Service requirements for assets change over time, sometimes relatively quickly and at other times more slowly. Financial pressure on service delivery budgets encourages services to plan ahead, enabling early identification of a potentially surplus asset and allowing an action plan to be developed and implemented before the asset stops being useful. This helps minimise any delay with marketing surplus property for sale or reallocating it to another service.

Disposing of property assets which are no longer required for any purpose can generate a capital income, reduce revenue expenditure on property costs and reduce the management burden on the property team. Releasing surplus properties provides opportunities for the private sector and community groups to utilise these assets for a variety of purposes including commercial use, development or residential.

An overview of our approach to the identification and management of surplus property is shown below.



Figure 3: The principles of the surplus property process

The principles of the surplus property process outlined above remain unchanged since the previous plan. We are committed to planning effectively to minimise revenue costs and release surplus property to the community when disposal is the preferred option. Should this not be possible, then sale on the open market will be considered.

Section 4 – Performance

4.1 Managing Performance

Performance indicators are an important part of monitoring the status and areas of change of the Council's property assets as the better we understand our property portfolio, the better we are able to manage it.

The Council's asset management software (Concerto) can facilitate effective monitoring of our property assets' performance. Regular and effective property performance monitoring across the portfolio will help to identify those assets which are underperforming. This information can be used to inform the capital planning process so that resources can be directed to the areas of highest priority.

Suitability and Condition of Council operational property assets are recorded and held within Concerto. Suitability is reviewed by the Council Service occupying a premises and Condition is reviewed by Neighbourhood Services and Infrastructure. The Head of Property, Asset Management and Facilities will continue to lead on the monitoring and review of property asset management outcomes and actions and will report regularly to the Asset Management Sub-committee and the Corporate Director for Neighbourhood Services and Infrastructure.

4.2 Energy Performance

The Council adheres to the Energy Performance Certificate (EPC) rating methodology for assessing building energy performance. The EPC rating is a standardised measure of how energy efficient a building is, based on its construction, heating, lighting, ventilation and other factors. The EPC rating ranges from A (the most efficient) to G (the least efficient) and is valid for 10 years. The Authority aims to improve the EPC ratings of its operational buildings where feasible and cost-effective, to reduce energy consumption, carbon emissions and fuel costs.

One of the Authority's strategic objectives is to enhance the energy performance of its operational buildings, as part of its commitment to mitigate climate change. To achieve this, the Authority has adopted a Carbon Management Plan (CMP), which is currently in its second phase. The CMP sets out a range of actions and targets to reduce carbon emissions from the Authority's operations, with a focus on decarbonising buildings. Where buildings are fitted with renewable energy systems such as wind turbines and solar photovoltaic panels these systems help offset fossil fuel heating and so reduce our fuel costs and carbon emissions. Where possible heat pumps are used in preference to oil boilers, this again reduces the Council's heating emissions. All new build properties are fitted with heat pumps and where boiler plant needs to be replaced heat pumps are typically considered as the default option, although other options are considered for each individual project.

Orkney Islands Council is committed to electrification of transport and in conjunction with the Scottish Government has installed a network of Rapid and Standard charging points in public car parks and public buildings through the county.

4.3 Condition

Condition is defined by the Local Government Benchmarking Framework (LGBF) as:

“the proportion of internal floor area of operational buildings in satisfactory condition”.

This indicator measures the percentage of gross internal floor area of operational accommodation which can be considered as either:

- Good – Performing as intended and operating efficiently
- Satisfactory – Performing as intended but showing minor deterioration
- Poor – Showing major defects and/or not operating as intended
- Bad – Life expired and/or at serious risk of imminent failure

Property condition surveys are prepared and updated whenever there is a change in the status or condition of an element of each operational property. The data arising from these surveys, along with ongoing inspections arising from day to day reactive maintenance, is compiled into annual investment programmes which are prioritised and matched with service delivery requirements.

The chart below shows the Property condition survey assessments as at May 2024.

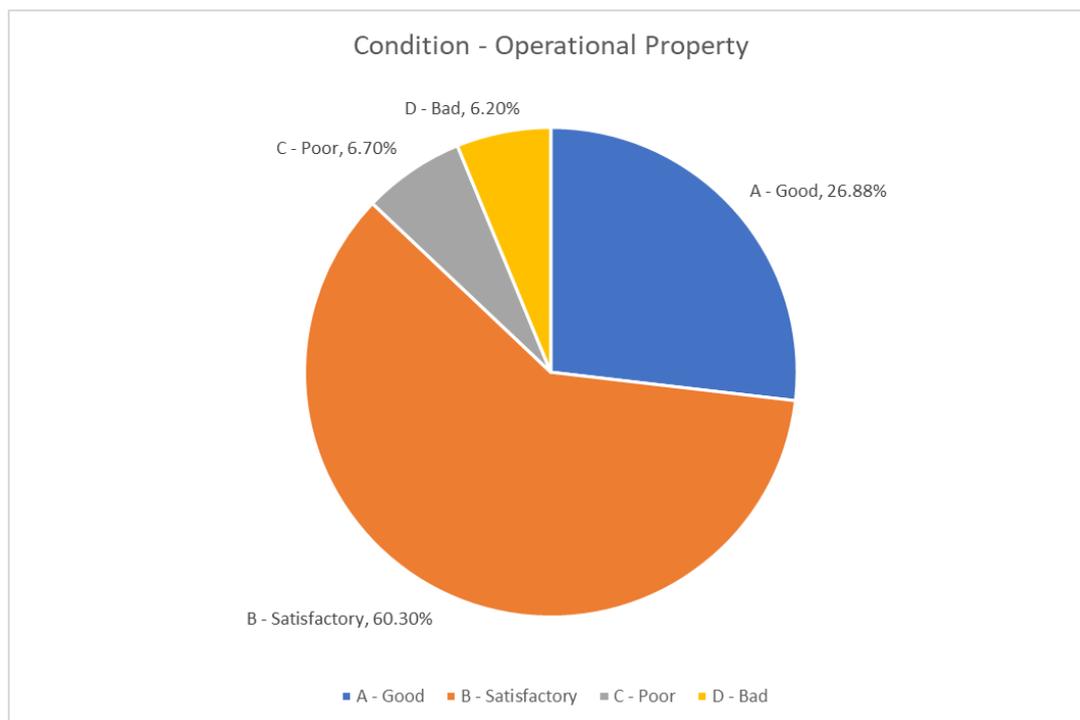


Figure 4: Property condition survey assessments as at May 2024

4.4 Suitability

Suitability is defined by the Local Government Benchmarking Framework (LGBF) as:

“the proportion of operational buildings that are suitable for their current use”

This is an assessment of the fitness for purpose of property and can prove difficult to measure accurately and consistently. Suitability goes beyond any question of condition and is concerned with how well an asset is suited to its current purpose. Suitability changes with use and therefore an operational property may achieve a low score for suitability for its current purpose however reshaping service delivery (or providing an entirely different service from the building) could result in a higher suitability score without the need for investment.

Suitability assessments are ranked as either A, B, C or D:

- Good – Performing as intended and operating efficiently
- Satisfactory – Performing as intended but showing minor deterioration
- Poor – Showing major defects and/or not operating as intended
- Bad – Life expired and/or at serious risk of imminent failure

Suitability assessments are carried out at a maximum of 5 year intervals or where a change of use occurs at a property. The Local Government Benchmarking Framework definition is “suitable for its current use” and means it is assessed as either performing as intended and operating efficiently or performing as intended but showing minor deterioration (i.e being in Category A or B of the noted condition category). The measurement of suitability requires that the properties meet any statutory requirements (including health and safety requirements) as well as the operational requirements of the service.

The chart below shows the Property suitability survey assessments as at May 2024.

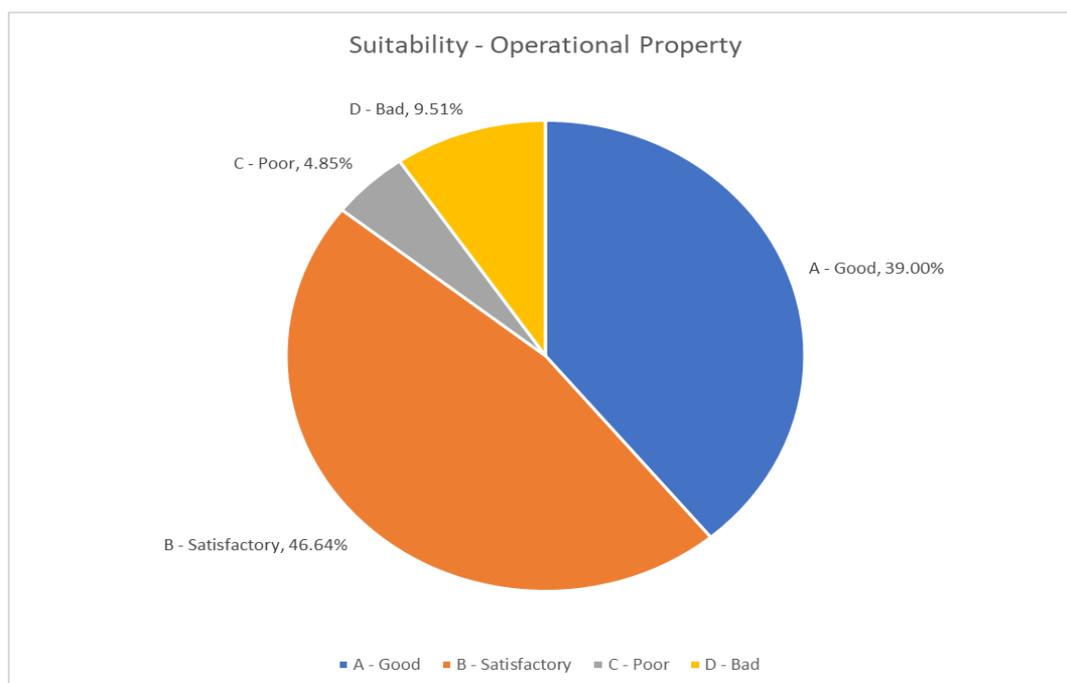


Figure 5: Property suitability survey assessments as at May 2024

4.5 Condition / Suitability Performance

The following table shows the current overall performance of operational property in respect of condition and suitability.

Suitability Grade	D	-	-	1	7
	C	-	13	20	-
	B	1	193	49	6
	A	32	8	-	-
Per Building	A	B	C	D	
	Condition Grade				

Table 5: Condition Suitability Matrix

High performing operational property is graded A or B in one or both categories. The Green shaded boxes show that 234 (71 %) of operational properties are performing well.

82 (24.8%) properties are in the Amber area of the table which shows these properties are not performing at a satisfactory level and if no corrective action is taken within an appropriate timescale the grades will be revised down.

14 (4.2%) properties are performing very poorly and are located in the Red area of the above table. Information about each property asset's condition and suitability rating is included in Appendices 1 and 2.

The Council works hard to sustain and improve the Condition and Suitability of our operational property portfolio and identify opportunities for reshaping the operational property portfolio to best suit service objectives within available budgets. It must be noted however that as budgets are adversely impacted, this objective becomes significantly harder to achieve.

Section 5 – Capital Programme

5.1 Management and Maintenance Service

The Council's capital programme details the planned capital investment for non-housing services. The approved capital programme relates primarily to major investment in the social care, education and museum property estate.

The Council carries out a robust capital planning process to determine which capital projects need to be added to the programme. The appraisal process ensures that adequate financial planning is carried out before a commitment is given to include a project on the programme. A corporate approach to property asset management will continue to support the monitoring and delivery of the capital programme appraisal process.

5.2 Financial Outlook

The Council faces significant financial challenges in the years ahead which means that effective and efficient use of high-cost assets such as property remains a significant factor in the efficient delivery of services.

Property assets are very illiquid, meaning they cannot be constructed, demolished, refurbished, disposed of or acquired quickly. This means that forward planning and identifying future needs is essential to secure existing levels of service delivery and to provide efficient and effective budget management.

Reducing the operational property portfolio will have an impact on some aspects of service delivery and it is essential that any proposed changes are properly planned, managed and implemented within existing resources, and that any changes which impact the public are fully consulted on.

The Council led an initiative to establish the Joint Property Asset Management Operational Group with community planning partners. The group enables public sector and community agencies in Orkney to improve services through better use of buildings and other property assets by sharing information and working together to develop improved outcomes for the partners and their stakeholders. The partners recognise the need to work closely on property matters to ensure the best use of assets can be delivered across a wide range of public funded organisations.

Property asset management has been identified by the Council's Corporate Leadership Team as a key priority area for making revenue savings to the Council's General Fund budget. Savings across a number of budget areas may be identified and quantified as the implementation of this plan progresses.

It is essential that a delivery strategy is developed at an early stage rather than delaying action to avoid being forced into making radical and substantial changes unexpectedly at short notice. We therefore seek to identify potentially surplus property assets which can be released for disposal and review our use of and need for property assets to ensure our corporate objectives and service delivery targets can be met.

Section 6 – Asset Management Objectives

6.1 Inspection

It is recommended that Orkney Islands Council should

1. Have effective asset management plans and strategies in place
2. Ensure asset information is up to date, complete and held in an accessible format
3. Establish robust monitoring and reporting procedures for asset performance
4. Take whole-life costs into account in their financial planning
5. Have effective scrutiny mechanisms in place
6. Have arrangements for joint asset management planning with community planning partners

6.2 Accurate Asset Information

The process of compiling property asset data from a wide variety of sources across the Council to aid the development of this Property Asset Management Plan continues to be particularly challenging due to the variety of ways in which property data is stored, handled and managed across the Council.

It remains a priority to ensure the property database system (Concerto) is fully populated and used in the most effective and efficient way. Achieving this outcome will require a concerted effort across a number of services to ensure continuity and accuracy of property data is established and maintained. Work is at an advanced stage to ensure the core property data is accurate and consistent across all property types. Achieving this will allow more effective assessment of properties to be carried out with less reliance on obtaining and matching up data from other sources, which is time consuming and less reliable.

6.3 Monitoring Asset Performance

Annual reports on planned capital and revenue maintenance programmes are submitted for approval to the Asset Management Sub-committee. These reports provide an overview of the current condition and ongoing maintenance requirements of properties however they are not a good substitute for regular assessment of performance.

The current lack of easy access to a range of property costs at a corporate level continues to make it difficult to monitor financial and physical performance at regular intervals. An important outcome of improved property data quality will be more regular analysis of performance, leading to earlier intervention and decision making around any underperforming assets.

6.4 Financial Planning

The need to adequately budget for the effective and efficient use of property assets remains as important as ever as service budgets are under increasing pressure. Corporately driving services to have a clear understanding of their property needs and the costs and implications of holding property for service delivery ensures that the most effective and efficient budgeting can be undertaken at an early stage.

The Council operates a robust two stage Capital Project Appraisal process when funding for a major capital project is sought. Part of the appraisal process involves demonstrating the revenue implications of the proposed development however there are sometimes poor linkages between early design work and final outcomes which limit the accuracy of the revenue expenditure predicted within the appraisal process. Other factors sometimes change the real revenue position once a new development becomes operational, for example rising energy costs since predictions were initially made.

It is essential that we monitor property revenue cost data effectively across the property portfolio as this analysis can also be a good indicator of future revenue costs in new developments.

6.5 Community Planning

The Council has a long history of working closely with community partners and continues to work co-operatively with many organisations as and when the need arises.

In 2018 a new group comprising community planning partners was created to enable public sector and community agencies in Orkney to improve services through better use of property assets by sharing information and working together to develop proposals for use and disposal. The Joint Property Asset Management Operational Group meets as required and provides opportunity for collaborative working between partners and provides an opportunity for wider community benefits to be realised more effectively and efficiently than going solo.

An objective of the group is to share core property data between the partners which can bring improved use of facilities, for example sharing meeting rooms at a wide range of locations, and identifying potential collaborations, or disposal of surplus property which might be of use to a partner of the group.

6.6 Digital Land and Property Data

It is an aspiration of the Scottish Government that accessing all land and property ownership across Scotland is easily accessible and available to all. The government proposal will provide better access to information to support decision making, while improving accountability and transparency and will create wider social and economic benefits through innovative use of data.

The Council will continue working on its land and property ownership data to ensure that accurate and appropriate information is available and can be easily shared through a national database once developed. The Council's land and property data will need to be held in a form which is easily accessible through the proposed new database however that is not expected to present any significant problems and is likely to use industry standard property data formats which the Council is already using.

Section 7 – Community Empowerment

7.1 Asset Transfer

Orkney Islands Council recognises that community asset transfer of publicly owned land and buildings can play a positive role in bringing voluntary and community organisations together to improve the quality of people's lives and provide better services and provides the Council with a mechanism to empower communities and strengthen their sustainability. The Council is happy to consider any community proposal which can add value to the wider community.

Community ownership or control of land and buildings can make a major contribution towards strengthening communities and creating sustainable places to live. It provides a base for activities and services that might not otherwise be accessible to local residents, and can provide jobs, training and bring income to the local area. More widely, it can provide stability and sustainability for the community group, allowing them to develop new initiatives and support other developing groups and it can create a stronger sense of community identity, cohesion and involvement. The Council is keen to see empowered communities take on a significant role in developing community sustainability, particularly where enhanced local services are available or where existing services can be retained that might otherwise be lost.

The Council has a long history of supporting voluntary and community groups through use of its property, most commonly through leases which are offered on favourable financial terms. The Community Empowerment (Scotland) Act 2015 assists community groups in accessing publicly owned land and property assets within their local community.

Part 5 of the Community Empowerment (Scotland) Act 2015 came into force in January 2017 and introduces a right for community bodies to request any land or buildings they feel they could make use of. The legislation requires public bodies, such as the Council, to assess requests transparently against a specified list of criteria and to agree to the request unless there are reasonable grounds for refusal. Details of the Council's policy on complying with the Act can be found on the Council's website here - <https://www.orkney.gov.uk/our-services/enterprise-and-economic-growth/property/community-asset-transfer-requests/> .

The Council works closely with communities and partner agencies to identify opportunities for transferring publicly owned property into community hands, which may be in the form of long leases or through outright transfer of ownership. In all cases however, communities must be able to demonstrate that they have a good business case as well as the skills and resources to take their vision forward and deliver on their stated aims and objectives.

A corporately managed property portfolio will help to streamline the Council's decision-making process for community requests and will enable the Council to comply with legislation and to better support our local communities when robust and sustainable proposals are developed. The Council works closely with community partners such as Voluntary Action Orkney to advise groups and help them consider potential outcomes which they may wish to deliver.

7.2 Strengthening our Communities

The Council Plan 2023-2028 has three priority themes – growing our economy, strengthening our communities and developing our infrastructure.

We have a strong sense of community across Orkney and this is one of our key strengths. We want to build on this by giving people a real say in the decisions that matter most to them, and we want to work with communities so that they feel they can influence decisions that affect them.

Therefore, the Council welcomes enquiries from proactive community groups seeking to acquire a local asset to enhance the community. Community groups are encouraged to seek expert advice and funding support from other sources alongside any Council support that may be available. The Council is also working to identify any land or property assets that it believes may be better used by the community in order that a strong focus can be given to critical services and the essential assets that are required to maintain or improve service delivery.

During the life of the previous asset management plan the Council assisted a number of community groups with their plans to develop community-based benefits. The strongest communities are those that can identify and overcome barriers and hurdles along the way and they demonstrate a strong sense of community and a positive approach to identifying and delivering on their stated objectives. The Council will always encourage communities to make every effort to work closely with a wide range of partners and stakeholders to deliver the outcomes they deem best for their community.

Appendices

Appendix 1 – Operational Property

Appendix 2 – Non-operational Property

Appendix 1 - Operational Property

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Barony Mills		Birsay	Museum	Freehold	B	B	222.40	
Birsay Cemetery		Birsay	Burial Ground	Freehold				
Birsay Hostel, Caravan and Camping Site		Birsay	Outdoor Centre	Freehold	B	B	285.30	G
Birsay New Cemetery Shed		Birsay	Shed	Freehold	C	B	16.02	
Birsay Old Cemetery Shed		Birsay	Shed	Freehold	C	B	12.00	
Birsay Palace Public Toilet	Linkshouse Road	Birsay	Public Convenience	Partly Owned by OIC	C	C	7.90	
Kirbuster Museum	Hundland Road	Birsay	Museum	Freehold	C	B	127.00	
Burray Pier Toilet	Pier Road	Burray	Public Convenience	Freehold	C	C	9.57	
Burray Primary School	Westshore Road	Burray	School	Freehold	B	A	720.00	C
Fourth Barrier Public Toilet		Burray	Public Convenience	Not owned by OIC	A	A	31.20	
St Lawrence Cemetery		Burray	Burial Ground	Freehold				
St Lawrence Cemetery Shed	Ness Road	Burray	Shed	Freehold	C	B	16.00	
Deerness Cemetery		Deerness	Burial Ground	Freehold				
Deerness Cemetery Shed		Deerness	Shed	Freehold	B	B	15.85	
Dingshowe Public Toilet		Deerness	Public Convenience	Freehold	C	C	12.40	
Mull Head Interpretation Centre	Sandside Road	Deerness	Museum	Freehold	B	A	93.00	
Backaland Pier Store		Eday	Store	Freehold	C	B	22.88	

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Backaland Pier Waiting Room and Toilets		Eday	Waiting Room & Public Convenience	Freehold	C	C	14.30	
Breck Depot		Eday	Compound	Freehold				
Eday Airfield and Building		Eday	Airport	Freehold	B	B	29.70	
Eday Airfield Fire Garage		Eday	Fire Garage	Freehold	A	A	48.14	
Eday Primary School		Eday	School	Freehold	B	B	467.90	E
Linkspan, Backaland Pier		Eday	Linkspan	Freehold	B	B	31.70	
Marshalling Building and Site at Backaland Pier		Eday	Office	Freehold	A	A	89.20	
Mill Loch Bird Hide		Eday	Shed	Freehold				
Site of Mill Loch Bird Hide		Eday	Land	Freehold				
St John's Cemetery		Eday	Burial Ground	Freehold				
St John's Cemetery Shed		Eday	Shed	Freehold	D	B	6.00	
Stores at head of Backaland Pier		Eday	Store	Freehold	B	B	53.80	
Westside Road Site		Eday	Landfill Site	Freehold				
Egilsay Pier Waiting Room and Toilets	Pier Road	Egilsay	Waiting Room & Public Convenience	Freehold	B	B	16.83	
Egilsay Primary School	North Road	Egilsay	Community Centre	Freehold	C	C	109.30	
Aikerness Public Toilet	Aikerness Road	Evie	Public Convenience	Partly Owned by OIC	B	B	35.70	
Evie Primary School		Evie	School	Freehold	A	A	1140.00	A
Cursiter Quarry		Firth	Quarry	Freehold				

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Cursiter Quarry Civic Amenity Site Hut	Old Finstown Road	Firth	Quarry	Freehold	C	B	34.50	
Cursiter Quarry Laboratory and Storeroom	Old Finstown Road	Firth	Quarry	Freehold	B	B	50.00	
Cursiter Quarry Main Switch Room	Old Finstown Road	Firth	Quarry	Freehold	C	B	8.50	
Cursiter Quarry Oil Storage Facilities	Old Finstown Road	Firth	Quarry	Freehold	C	B	41.40	
Cursiter Quarry Stonesaw Shed	Old Finstown Road	Firth	Quarry	Freehold	A	A	91.80	
Cursiter Quarry Tar Plant	Old Finstown Road	Firth	Quarry	Freehold	A	A	69.60	
Cursiter Quarry Weighbridge		Firth	Weighbridge	Freehold				
Cursiter Quarry Weighbridge Office and Canteen	Old Finstown Road	Firth	Quarry	Freehold	A	A	115.75	
Cursiter Quarry Workshop	Old Finstown Road	Firth	Quarry	Freehold	A	A	98.00	
Cursiter Recycling Centre		Firth	Recycling Centre	Freehold				
Finstown Cemetery		Firth	Burial Ground	Freehold				
Finstown Cemetery Shed		Firth	Shed	Freehold	B	B	25.87	
Finstown Changing Rooms		Firth	Leisure Centre	Freehold	B	B	51.80	
Finstown Public Toilet		Firth	Public Convenience	Freehold	A	A	31.60	
Firth Primary School		Firth	School	Freehold	A	A	1090.60	C
Flotta Cemetery		Flotta	Burial Ground	Freehold				
Flotta Cemetery Shed	Church Road	Flotta	Shed	Freehold	B	B	4.50	
Flotta Primary School		Flotta	School	Freehold	B	C	752.10	

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Gibraltar Pier Waiting Room and Toilet		Flotta	Waiting Room & Public Convenience	Freehold	A	A	24.30	
Linkspan, Gibraltar Pier		Flotta	Linkspan	Freehold	B	B	31.70	
Graemsay Cemetery		Graemsay	Burial Ground	Freehold				
Graemsay Cemetery Shed	Kirk Road	Graemsay	Shed	Freehold	B	B	5.00	
Graemsay Pier Waiting Room and Toilets	Pier Road	Graemsay	Waiting Room & Public Convenience	Freehold	B	B	28.30	
Corrigall Farm Museum	Corrigall Road	Harray	Museum	Freehold	C	B	213.30	
Dounby Public Toilet	Hillside Road	Harray	Public Convenience	Freehold	C	C	7.90	
St Michael's Cemetery		Harray	Burial Ground	Freehold				
St Michael's Cemetery Shed	Church Road	Harray	Shed	Freehold	D	B	13.46	
St Mary's Pier Toilets		Holm	Public Convenience	Freehold	C	B	21.00	
St Nicholas Cemetery		Holm	Burial Ground	Freehold				
St Nicholas Cemetery Shed	Cornquoy Road	Holm	Shed	Freehold	C	B	12.22	
Building No 4, Lyness (L4)	Baldreys Road	Hoy	Industrial Unit	Freehold	C	C	787.42	
Building No 5, Lyness (L5)	Baldreys Road	Hoy	Industrial Unit	Freehold	C	B	232.19	
Gallowhill Site		Hoy	Landfill Site	Not owned by OIC				
Hoy Centre		Hoy	Outdoor Centre	Freehold	B	B	605.90	E
Land at Golden Wharf		Hoy	Land	Freehold				
Land at Millburn Bridge		Hoy	Land	Freehold				
Linkspan, Lyness Pier		Hoy	Linkspan	Freehold	B	B	31.70	

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Longhope Pier Public Toilets and Shower	Pier Road	Hoy	Public Convenience	Not owned by OIC	B	B	14.30	
Longhope Pier Store	Pier Road	Hoy	Store	Freehold	B	B	67.28	
Longhope Pier Weighbridge		Hoy	Weighbridge	Freehold				
Longhope Pier Weighbridge Building	Pier Road	Hoy	Shed	Freehold	D	D	6.00	
Lyness Pier Waiting Room and Toilets		Hoy	Waiting Room & Public Convenience	Freehold	B	B	48.80	
Moaness Pier Waiting Room and Toilets	Moaness Road	Hoy	Waiting Room & Public Convenience	Not owned by OIC	B	B	35.00	
North Hoy Cemetery		Hoy	Burial Ground	Freehold				
North Hoy Cemetery Shed		Hoy	Shed	Freehold	C	B	5.32	
North Walls School and Swimming Pool		Hoy	School	Freehold	B	C	1249.60	F
Osmondwall Cemetery		Hoy	Burial Ground	Partly Owned by OIC	B			
Osmondwall Cemetery Shed	Cantick Road	Hoy	Shed	Partly Owned by OIC	C	B	45.02	
Peedie Kirk (Moodie Mausoleum)		Hoy	Monument	Partly Owned by OIC				
Rackwick Hostel	Shop Road	Hoy	Hostel	Freehold	B	B	66.50	
Rackwick Public Toilet	Rackwick Road	Hoy	Public Convenience	Not owned by OIC	B	B	12.20	
Scapa Flow Visitors Centre and Museum - Lyness Oil Tank		Hoy	Museum	Freehold	C	C	961.40	

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Scapa Flow Visitors Centre and Museum - Lyness Pump Room		Hoy	Museum	Freehold	A	A	1359.90	
Scapa Flow Visitors Centre and Museum - Romney Hut	Baldreys Road	Hoy	Museum	Freehold	C	C	375.70	
Second Pump House		Hoy	Museum	Freehold	D	D	127.50	
Site 1 at Golden Wharf		Hoy	Land	Freehold				
St John's Cemetery		Hoy	Burial Ground	Freehold				
St John's Cemetery Shed		Hoy	Shed	Freehold	C	B	2.90	
Wee Fea Communications Building and Underground Oil Fuel Tanks		Hoy	Museum	Freehold	D	D	9350.00	
Atholl House (Office No. 4)	Albert Street	Kirkwall	Office	Not owned by OIC	B	B	34.90	
Aurrida House	Papdale Loan	Kirkwall	Residential Home	Freehold	B	A	459.25	G
Bignold Park and Hockey Pavilion	Bignold Park	Kirkwall	Changing Rooms	Freehold	B	B	42.20	
Brandyquoy Bowling Green and Clubhouse	Palace Road	Kirkwall	Leisure Centre	Freehold	B	B	115.20	
Bruising Shed	Shore Street	Kirkwall	Store	Freehold	D	D	93.96	
Cathedral Workshop	Strynd	Kirkwall	Industrial Unit	Freehold	B	C	70.70	
Council Offices	School Place	Kirkwall	Office	Freehold	B	B	6454.64	D
Crane Shed, Harbour Basin	Shore Street	Kirkwall	Store	Freehold	B	C	144.83	
East Pier Building and Weighbridge	Shore Street	Kirkwall	Office	Freehold	A	A	27.32	
Ferry Terminal Building and Toilets	Shore Street	Kirkwall	Ferry Terminal	Freehold	B	B	612.00	F
Former Papdale Halls of Residence	Berstane Road	Kirkwall	Pre-School Facility	Freehold	C	D	5155.00	E

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Former Whitechapel Public Toilet	Whitechapel	Kirkwall	Public Convenience	Freehold	B	B	34.10	
Garden House	New Scapa Road	Kirkwall	Office	Freehold	B	B	612.00	
Gilbertson Day Centre	Old Scapa Road	Kirkwall	Day Care Centre	Freehold	B	B	260.40	G
Glaitness Centre	Queen Sonja Kloss	Kirkwall	Day Care Centre	Not owned by OIC	B	B	183.90	
Glaitness School	Pickaquoy Road	Kirkwall	School	Freehold	B	B	4224.90	E
Hostel, Victoria Road 004	Victoria Road	Kirkwall	Dwelling - Other - Flat/Maisonette	Freehold	B	B	166.10	
Keeliquoy Allotments		Kirkwall	Allotment	Freehold				
Keelylang Day Centre	Pickaquoy Road	Kirkwall	Day Care Centre	Freehold	B	B	360.20	G
King Street 009	King Street	Kirkwall	Office	Freehold	B	B	291.20	
Kirkwall and St Ola Town Hall and Community Centre	Broad Street	Kirkwall	Community Centre	Freehold	B	B	1521.72	G
Kirkwall Grammar School	The Meadows	Kirkwall	School	Freehold	A	A	16023.00	
Kirkwall Travel Centre	West Castle Street	Kirkwall	Bus Station	Partly Owned by OIC	A	A	951.20	
Lairage	Shore Street	Kirkwall	Store	Freehold	B	B	90.00	
Land at Lynnview		Kirkwall	Land	Freehold				
Linkspan, East Pier	Shore Street	Kirkwall	Linkspan	Freehold	B	B	31.70	
MS Therapy Centre	Junction Road	Kirkwall	Office	Freehold	C	B	170.00	
Old Brandyquoy Clubhouse	Palace Road	Kirkwall	Store	Freehold	C	C	85.00	
Orkney College - Agricultural Centre	East Road	Kirkwall	College	Freehold	B	B	52.53	
Orkney College - Garage	East Road	Kirkwall	College	Freehold	B	B	52.53	

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Orkney College - Joiners Workshop	East Road	Kirkwall	College	Freehold	B	B	349.80	E
Orkney College - Main Buildings inc New Extension	East Road	Kirkwall	College	Freehold	B	B	3691.00	G
Orkney College - Metal Workshops	East Road	Kirkwall	College	Freehold	B	B	65.29	
Orkney College - Portacabins	East Road	Kirkwall	College	Freehold	B	B	60.20	
Orkney College - Trowel Trades Building	East Road	Kirkwall	College	Freehold	A	A	237.22	E
Orkney Ferries Store	Shore Street	Kirkwall	Store	Freehold	C	B	147.60	
Papdale Halls of Residence	Papdale Loan	Kirkwall	Hostel	Freehold	A	A	2936.00	
Papdale House	Berstane Road	Kirkwall	Office	Freehold	B	B	219.00	
Papdale School	Willow Road	Kirkwall	School	Freehold	B	A	5194.40	B
Papdale Synthetic Pitch		Kirkwall	Sports Pitch	Freehold				
Pavilion House - Ground Floor	Bignold Park	Kirkwall	Changing Rooms	Freehold	B	B	115.10	
Peedie Sea Boat Shed and Toilet	Pickaquoy Road	Kirkwall	Store	Freehold	B	B	28.50	
Peedie Sea Boat Store	Pickaquoy Road	Kirkwall	Store	Freehold	B	B	28.50	
Pickaquoy Centre and Playing Fields	Muddisdale Road	Kirkwall	Leisure Centre	Freehold	B	B	5381.30	D
Pickaquoy Clubrooms	Muddisdale Road	Kirkwall	Leisure Centre	Freehold	C	B	234.90	
Pickaquoy Outdoor Store	Muddisdale Road	Kirkwall	Store	Freehold	A	A	168.90	
Public Rest Room, West Pier	Harbour Street	Kirkwall	Waiting Room	Freehold	B	B	18.00	
Queen Sonja Kloss 034	Queen Sonja Kloss	Kirkwall	Residential Home	Not owned by OIC	A	A	57.70	

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Queen Street 014	Queen Street	Kirkwall	Office	Not owned by OIC	B	B	93.60	
Rendall Road 008	Rendall Road	Kirkwall	Residential Home	Freehold	A	A	375.05	D
Scout Hall	Junction Road	Kirkwall	Community Centre	Freehold	B	B	253.00	
Shapinsay Terminal Waiting Room and Toilets, Kirkwall	Ayre Road	Kirkwall	Waiting Room & Public Convenience	Freehold	B	B	64.26	
Shore Street Offices	Shore Street	Kirkwall	Office	Freehold	B	B	397.00	F
Shore Street Public Toilet	Shore Street	Kirkwall	Public Convenience	Freehold	B	B	46.78	
Short Breaks Unit	Pickaquoy Loan	Kirkwall	Residential Home	Freehold	A	A	220.00	
Site of St Magnus Cathedral		Kirkwall	Land	Freehold				
St Magnus Lane Public Toilet	St Magnus Lane	Kirkwall	Public Convenience	Freehold	B	B	66.60	
St Colm's Day Centre	Pickaquoy Road	Kirkwall	Day Care Centre	Freehold	B	B	636.40	G
St Colm's Short Breaks	Pickaquoy Road	Kirkwall	Office	Freehold	C	C	82.00	
St Magnus Cathedral	Broad Street	Kirkwall	Religious Building	Freehold	B	B	1117.40	
St Rognvald Street 001	St Rognvald Street	Kirkwall	Office	Not owned by OIC	B	B	137.70	
St Rognvald's House	Old Scapa Road	Kirkwall	Residential Home	Freehold	B	B	2383.30	E
Store and Office, Harbour Basin	Shore Street	Kirkwall	Store	Freehold	B	B	36.00	
Strynd Common Room	Strynd	Kirkwall	Office	Not owned by OIC	B	B	163.20	
Sunnybrae Centre	Eunson Kloss	Kirkwall	Day Care Centre	Freehold	B	B	227.20	G
Tankerness House	Broad Street	Kirkwall	Museum	Freehold	B	B	1115.90	
Tankerness House Gardens		Kirkwall	Land	Freehold				

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Tankerness House Gardens Greenhouse	Tankerness Lane	Kirkwall	Store	Freehold	C	B	102.50	
Tankerness House Gardens Kitchen and Rest Room	Tankerness Lane	Kirkwall	Waiting Room & Public Convenience	Freehold	C	B	5.90	
Tankerness House Gardens Potting Shed	Tankerness Lane	Kirkwall	Shed	Freehold	C	B	19.80	
The Odin Stone	Junction Road	Kirkwall	Office	Not owned by OIC	B	B	295.00	
The Orkney Library and Archive	Junction Road	Kirkwall	Library	Freehold	A	A	2787.50	C
The Strynd Nursery	Strynd	Kirkwall	Pre-School Facility	Freehold	B	B	117.70	
Unit 1, Great Western Road	Great Western Road	Kirkwall	Industrial Unit	Freehold	B	B	893.00	
Unit 4, Kiln Corner	Ayre Road	Kirkwall	Office	Not owned by OIC	A	A		
Willowburn Road Garage 001	Willowburn Road	Kirkwall	Store	Freehold	C	B	33.00	
Willowburn Road Garage 002	Willowburn Road	Kirkwall	Store	Freehold	C	B	33.00	
Willowburn Road Garage 003	Willowburn Road	Kirkwall	Store	Freehold	C	B	33.00	
Willowburn Road Garage 004	Willowburn Road	Kirkwall	Store	Freehold	C	B	33.00	
Willowburn Road Garage 005	Willowburn Road	Kirkwall	Store	Freehold	C	B	33.00	
Willowburn Road Garage 006	Willowburn Road	Kirkwall	Store	Freehold	C	B	33.00	
Wireless Museum	Junction Road	Kirkwall	Museum	Freehold	B	B	56.00	
North Ronaldsay Airfield and Store	Trebb Road	North Ronaldsay	Store	Freehold	B	B	29.70	

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
North Ronaldsay Airfield Terminal and Fire Garage	Trebb Road	North Ronaldsay	Airport	Freehold	A	A	103.31	
North Ronaldsay Community School	Howar Road	North Ronaldsay	School	Freehold	B	B	433.80	G
North Ronaldsay Depot		North Ronaldsay	Land	Freehold				
North Ronaldsay Pier Store	Main Road	North Ronaldsay	Store	Freehold	C	B	36.00	
North Ronaldsay Waiting Room and Public Toilets	Main Road	North Ronaldsay	Waiting Room & Public Convenience	Freehold	B	B	102.90	
Houton Ferry Terminal Building and Toilets	Houton Road	Orphir	Waiting Room & Public Convenience	Freehold	B	B	47.30	
Land beside Orkney Inga Saga Centre		Orphir	Land	Freehold				
Orkney Inga Saga Centre	Gyre Road	Orphir	Museum	Freehold	B	B	82.80	
Orphir Cemetery		Orphir	Burial Ground	Freehold				
Orphir Cemetery Shed	Gyre Road	Orphir	Shed	Freehold	B	B	10.23	
Orphir Primary School	Orphir Village	Orphir	School	Partly Owned by OIC	B	B	1018.80	B
Radar Station Midland Hill	Scorradale Road	Orphir	Radar Station	Freehold	B	B	46.00	
Store 1, Old Orphir School	Scorradale Road	Orphir	Store	Freehold	C	C	110.00	
Waulkmill Public Toilets	Waulkmill Road	Orphir	Public Convenience	Freehold	A	A	31.20	
Moclett Pier Store	Pier Road	Papa Westray	Store	Freehold	C	B	36.00	
Moclett Pier Waiting Room and Toilets	Pier Road	Papa Westray	Waiting Room & Public Convenience	Freehold	B	B	45.70	

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Papa Westray Primary School – Store 1	School Road	Papa Westray	Store	Freehold	C	C		
Papa Westray Airfield and Building	Central Road	Papa Westray	Airport	Freehold	B	B	29.70	
Papa Westray Airfield Fire Garage	Central Road	Papa Westray	Fire Garage	Freehold	A	A	48.14	
Papa Westray Primary School – Greenhouse	School Road	Papa Westray	Greenhouse	Freehold	B	C		
Papa Westray Primary School - Main Building	School Road	Papa Westray	School	Freehold	B	C	411.00	E
Papa Westray Primary School – Shed	School Road	Papa Westray	Shed	Freehold	C	C		
Papa Westray Primary School – Store 2	School Road	Papa Westray	Store	Freehold	B	C		
Papa Westray Public Toilet	School Road	Papa Westray	Public Convenience	Freehold	B	B	5.30	
Site of Papa Westray Primary School		Papa Westray	Land	Freehold				
St Ann's Parish Centre	School Road	Papa Westray	Community Centre	Not owned by OIC	B	B	175.00	
St Boniface Church	Central Road	Papa Westray	Religious Building	Freehold	B	B	53.60	
Tingwall Ferry Terminal Building and Toilet	Tingwall Road	Rendall	Ferry Terminal	Freehold	B	B	52.90	
Blossom Site		Rousay	Landfill Site	Freehold				
Rousay Primary School		Rousay	School	Freehold	B	A	879.70	E
Trumland Pier Waiting Room and Toilets		Rousay	Waiting Room & Public Convenience	Partly Owned by OIC	B	B	94.60	
Cross Cemetery		Sanday	Burial Ground	Freehold				
Cross Cemetery Shed	How Road	Sanday	Shed	Freehold	C	B	4.96	

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Kettletoft Pier Office and Weighbridge		Sanday	Office	Freehold	B	B	17.55	
Kettletoft Pier Waiting Room and Toilet		Sanday	Waiting Room & Public Convenience	Freehold	B	B	16.90	
Lady Cemetery		Sanday	Burial Ground	Freehold				
Lady Cemetery Shed		Sanday	Shed	Freehold	B	B	4.86	
Land at Kettletoft Pier		Sanday	Land	Freehold				
Linkspan, Loth Pier		Sanday	Linkspan	Freehold	B	B	31.70	
Loth Pier Waiting Room and Toilets		Sanday	Waiting Room & Public Convenience	Freehold	B	B	51.57	
Loth Quarry		Sanday	Quarry	Freehold				
Marston Depot	Marston Road	Sanday	Compound	Freehold	B	B	25.11	
Sanday Airfield and Store	Airfield Road	Sanday	Store	Partly Owned by OIC	B	B	29.70	
Sanday Airfield Terminal Building	Airfield Road	Sanday	Airport	Partly Owned by OIC	A	A	100.45	F
Sanday Junior High School and Swimming Pool	School Road	Sanday	School	Freehold	B	B	2023.80	D
Scar Cemetery		Sanday	Burial Ground	Freehold				
Scar Cemetery Shed		Sanday	Shed	Freehold	D	B	4.40	
Store No 1, Kettletoft Pier		Sanday	Store	Freehold	B	B	85.05	
Store No 2, Kettletoft Pier		Sanday	Store	Freehold	B	B	98.87	
Dounby Primary School		Sandwick	School	Freehold	B	A	3329.00	F

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Dounby Recycling Centre		Sandwick	Land	Freehold				
Land adjacent to Dounby Recycling Centre		Sandwick	Land	Freehold				
Land at Curcabreck		Sandwick	Land	Freehold				
Sandwick Cemetery		Sandwick	Burial Ground	Freehold				
Sandwick New Cemetery Shed		Sandwick	Shed	Freehold	A	B	15.78	
Sandwick Old Cemetery Shed		Sandwick	Shed	Freehold	B	B	8.00	
Skail Public Toilet		Sandwick	Waiting Room & Public Convenience	Not owned by OIC	C	B	22.05	
Smiddybrae House	Vetquoy Road	Sandwick	Residential Home	Freehold	A	A	2661.60	E
Balfour Pier Store		Shapinsay	Store	Freehold	C	B	22.23	
Balfour Pier Waiting Room and Toilets		Shapinsay	Waiting Room & Public Convenience	Freehold	C	C	61.80	
Battery Store		Shapinsay	Store	Freehold	B	B	13.20	
Borrow Pit near Pictou Quarry		Shapinsay	Quarry	Not owned by OIC				
Helliars Holm Lighthouse		Shapinsay	Lighthouse	Freehold	B	B	23.90	
Pictou Quarry		Shapinsay	Quarry	Freehold				
Sandyhill Depot		Shapinsay	Land	Freehold				
Shapinsay Cemetery		Shapinsay	Burial Ground	Freehold				
Shapinsay Cemetery Shed	Sands Road	Shapinsay	Shed	Freehold	B	B	10.64	
Shapinsay Pier Building and Weighbridge		Shapinsay	Store	Freehold	B	B	5.40	

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Shapinsay Primary School		Shapinsay	School	Freehold	B	B	1444.90	B
Shapinsay VTS Radar Station		Shapinsay	Radar Station	Freehold	A	A	5.00	
Temporary Waiting Room		Shapinsay	Ferry Terminal	Freehold	B	C	13.50	
Braeburn Court 011	Braeburn Court	South Ronaldsay	Residential Home	Freehold	A	A	53.56	
Braeburn Court Core Facility	Braeburn Court	South Ronaldsay	Day Care Centre	Freehold	A	A	659.06	
Burwick Waiting Room and Toilets		South Ronaldsay	Waiting Room & Public Convenience	Freehold	B	B	27.40	
Compressor House, Burwick		South Ronaldsay	Store	Freehold	B	B	15.90	
Cromarty Square Public Toilet	School Road	South Ronaldsay	Public Convenience	Not owned by OIC	B	B	25.70	
Hope Primary School	School Road	South Ronaldsay	School	Freehold	B	A	1300.90	C
Land at Ayre of Cara		South Ronaldsay	Land	Freehold				
North Flaws Cemetery		South Ronaldsay	Burial Ground	Freehold				
North Flaws Cemetery Shed	Halcro Road	South Ronaldsay	Shed	Freehold	B	B	11.56	
Radar Station, Sandy Hill		South Ronaldsay	Radar Station	Freehold	B	B	36.00	
Sands Of Wright Public Toilet		South Ronaldsay	Waiting Room & Public Convenience	Freehold	B	B	22.30	
Site of Former Front Road Toilet		South Ronaldsay	Land	TBC				
St Margaret's Hope Recycling Centre		South Ronaldsay	Recycling Centre	Freehold				

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
St Peter's Cemetery		South Ronaldsay	Burial Ground	Freehold				
St Peter's Cemetery Shed	Kirkhouse Road	South Ronaldsay	Shed	Freehold	B	B	13.36	
Bossack Quarry and Recycling Centre	Tankerness Hall Road	St Andrews	Waste Transfer Station	Freehold	B	B	14.77	
Land at the Nurse's Cottage		St Andrews	Land	Partly Owned by OIC				
St Andrew's Cemetery		St Andrews	Burial Ground	Freehold				
St Andrew's Cemetery Shed	Churchyard Road	St Andrews	Shed	Freehold	C	B	19.83	
St Andrew's Primary School		St Andrews	School	Freehold	A	B	1554.16	C
Abattoir (H21)	Grainshore Road	St Ola	Industrial Unit	Freehold	B	B	2948.00	
Chinglebraes Waste Transfer Station		St Ola	Waste Transfer Station	Freehold	B	B	326.80	
Cow Cull (H37)	Grainshore Road	St Ola	Industrial Unit	Freehold	B	B	858.43	
Harbour Authority Building		St Ola	Office	Freehold	B	B	605.20	C
Hatston Ferry Terminal Building	Grainshore Road	St Ola	Ferry Terminal	Freehold	B	B	580.00	G
Hatston Lairage	Hatston Pier Road	St Ola	Lairage	Freehold	A	A	1166.00	D
Hatston Recycling Centre (H86)	Grainshore Road	St Ola	Recycling Centre	Freehold	B	B	35.20	
Land at Galt View		St Ola	Land	Freehold				
Land at Hatston Pier		St Ola	Land	Freehold				
Land at Saverock		St Ola	Land	Freehold				

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Linkspan, Hatston Pier	Hatston Pier Road	St Ola	Linkspan	Freehold	B	B	31.70	
Marshalling Area Building and Weighbridge	Hatston Pier Road	St Ola	Waiting Room & Public Convenience	Freehold	A	A	75.00	F
Office at top of Scapa Pier		St Ola	Store	Freehold	B	B	49.40	G
OIC Depot - Store (H35)	Sparrowhawk Road	St Ola	Industrial Unit	Freehold	B	B	3093.70	G
OIC Depot - Workshop and Offices (H88)	Sparrowhawk Road	St Ola	Office	Freehold	B	B	3747.44	
OIC Site (H36)		St Ola	Compound	Freehold				
Orkney College - Grain Store/General Purpose Bldg at Weyland	Work Road	St Ola	College	Freehold	A	A	391.00	
Pickaquoy Centre Camping and Caravan Site	Pickaquoy Road	St Ola	Caravan/Camping Site	Freehold	A	A	195.20	
Radar Station Wideford Hill	Sunnybank Road	St Ola	Radar Station	Freehold	B	B	36.90	
Scapa Beach Public Toilet		St Ola	Public Convenience	Freehold	B	B	27.00	
Scapa Shed		St Ola	Shed	Freehold	D	D	6.00	
Selbro Joint Equipment Store and Resource Centre (H84)	Scotts Road	St Ola	Store	Freehold	B	B	1388.58	E
Shellfish Store		St Ola	Store	Freehold	B	B	45.00	
Site of Scapa Shed		St Ola	Land	Freehold				
St Olaf's Cemetery		St Ola	Burial Ground	Partly Owned by OIC				

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
St Olaf's Cemetery Shed	Orquil Road	St Ola	Shed	Partly Owned by OIC	B	B	13.13	
Store and Office, Scapa Pier		St Ola	Store	Freehold	B	B	18.00	
The Royal Oak Memorial		St Ola	Museum	Freehold	B	B	30.40	
Walliwall Compound		St Ola	Compound	Freehold				
Walliwall Quarry	Old Finstown Road	St Ola	Quarry	Freehold	C	C	6.00	
Wideford Hill Communications Mast and Cabin	Old Finstown Road	St Ola	Communication Mast	Not owned by OIC	B	B	19.48	
Stenness Primary School	Ireland Road	Stenness	School	Freehold	B	B	1047.00	B
Stenness Public Toilet	Ireland Road	Stenness	Public Convenience	Freehold	B	B	3.70	
108.32 sqm Site, Victoria Street		Stromness	Land	Freehold				
Alfred Terrace Allotments		Stromness	Allotment	Freehold				
Black Craig Radar Station	Outertown Road	Stromness	Radar Station	Not owned by OIC	B	B	25.00	
Depot, Site 4 (G7) Garson Way	Garson Way	Stromness	Industrial Unit	Freehold	B	B	710.70	
Factory Unit (G24)	Garson Park	Stromness	Industrial Unit	Freehold	B	C	1513.00	D
Ferry Road Public Toilet	Ferry Road	Stromness	Public Convenience	Freehold	B	B	22.40	
Flat 2, Victoria Street 008	Victoria Street	Stromness	Dwelling - Other - Flat/Maisonette	Freehold	B	B	42.00	
Flaws Pier, Sailhouse and Slipway		Stromness	Pier	Freehold	C			
Former Stromness Library	Hellihole Road	Stromness	Office	Freehold	C	C	170.60	

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Garson Recycling Centre (G7A)	Garson Way	Stromness	Recycling Centre	Freehold	B	B	17.10	
Hamnavoe House	Coplands Road	Stromness	Residential Home	Freehold	A	A	2725.00	
Linkspan, North Pier	Ferry Road	Stromness	Linkspan	Freehold	B	B	31.70	
Marraquoy Cabin		Stromness	Store	Freehold	B	B	6.00	
Ness Battery		Stromness	Museum	Freehold	B	B	340.00	
Office, 16 Victoria Street	Victoria Street	Stromness	Office	Freehold	B	B	54.00	
Orkney College Maritime Studies Dept	Victoria Street	Stromness	College	Freehold	B	B	1799.90	
Pier Head Toilets	Victoria Street	Stromness	Public Convenience	Freehold	B	B	24.10	
Point of Ness Camping and Caravan Site		Stromness	Caravan/Camping Site	Freehold	B	C	83.22	
Site of Former Warbeth Toilet		Stromness	Land	Freehold				
Site of Hamnavoe House		Stromness	Land	Freehold				
Site of Stromness Squash Club and Changing Rooms		Stromness	Land	Freehold				
Site of Stromness Swimming Pool		Stromness	Land	Freehold				
Stromness Academy	Garson Road	Stromness	School	Freehold	B	A	8484.48	E
Stromness Academy Synthetic Grass Pitch		Stromness	Sports Pitch	Freehold				
Stromness Community Centre	Church Road	Stromness	Community Centre	Freehold	B	B	546.55	D
Stromness Ferry Terminal Building and Toilets	Ferry Road	Stromness	Ferry Terminal	Freehold	B	B	752.09	E
Stromness Primary School	Cairston Road	Stromness	School	Freehold	A	A	2513.70	

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Stromness Squash Court and Changing Rooms	Cairston Road	Stromness	Leisure Centre	Freehold	A	A	211.70	G
Stromness Swimming Pool	North End Road	Stromness	Leisure Centre	Freehold	B	B	1047.55	G
Stromness Town Hall	Church Road	Stromness	Community Centre	Freehold	B	B	530.66	G
Stromness Town House and Outbuildings	Victoria Street	Stromness	Office	Freehold	B	B	311.38	G
Victoria Street 020	Victoria Street	Stromness	Community Centre	Freehold	B	B	57.24	
Warbeth Cemetery		Stromness	Burial Ground	TBC				
Warbeth New Cemetery Shed	Warbeth Road	Stromness	Shed	TBC	C	B	17.00	
Warbeth Old Cemetery Shed	Warbeth Road	Stromness	Shed	TBC	C	B	16.57	
Warbeth Public Toilet	Warbeth Road	Stromness	Public Convenience	Freehold	B	B	27.06	
Warehouse (lobster pond)	Ferry Road	Stromness	Store	Freehold	C	C	317.48	
Warehouse Buildings	Victoria Street	Stromness	Library	Freehold	A	A	1960.00	
Harbour Masters Hut, West Pier		Stronsay	Store	Freehold	C	C	6.00	
Lady Cemetery Shed, Bay	Bay Road	Stronsay	Shed	Freehold	B	B	18.38	
Lady Cemetery, Bay		Stronsay	Burial Ground	Freehold				
Linkspan, Whitehall Pier		Stronsay	Linkspan	Freehold	B	B	31.70	
Mitchells Quarry		Stronsay	Landfill Site	Not owned by OIC				
Stronsay Airfield and Building	Huip Road	Stronsay	Airport	Freehold	B	B	29.70	
Stronsay Airfield Fire Garage	Huip Road	Stronsay	Fire Garage	Freehold	A	A	48.14	

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Stronsay Harbour Office and Weighbridge		Stronsay	Office	Freehold	C	B	7.02	
Stronsay Junior High School and Swimming Pool		Stronsay	School	Freehold	B	B	1409.71	
Whitehall Depot		Stronsay	Compound	Not owned by OIC				
Whitehall Pier Waiting Room and Toilets		Stronsay	Waiting Room & Public Convenience	Freehold	B	B	23.87	
Depot, Westray	The Quarry Road	Westray	Store	Freehold	C	B	84.90	
Gill Pier Building and Weighbridge		Westray	Store	Freehold	B	B	18.00	
Gill Pier Waiting Room and Toilet		Westray	Waiting Room & Public Convenience	Freehold	C	B	35.20	
Kalisgarth	Howanbreck Road	Westray	Day Care Centre	Freehold	B	B	696.80	F
Lady Kirk Cemetery		Westray	Burial Ground	Freehold				
Lady Kirk Cemetery Shed	The Quarry Road	Westray	Shed	Freehold	B	B	10.52	
Linkspan, Rapness Pier	Ness Road	Westray	Linkspan	Freehold	B	B	31.70	
Pierowall Public Toilet		Westray	Public Convenience	Freehold	C	C	8.09	
Rapness Cemetery		Westray	Burial Ground	Freehold				
Rapness Cemetery Shed		Westray	Shed	Freehold	C	B	4.25	
Rapness Pier Waiting Room and Toilets	Ness Road	Westray	Waiting Room & Public Convenience	Freehold	B	B	49.50	
Store No 1, Gill Pier		Westray	Store	Freehold	B	B	73.30	

Asset Name	Address	Town/ Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Store No 2, Gill Pier		Westray	Store	Freehold	C	B	42.75	
Westray Airfield and Building	Aikerness Road	Westray	Airport	Freehold	B	B	29.70	
Westray Airfield Fire Garage	Aikerness Road	Westray	Fire Garage	Freehold	A	A	48.14	
Westray Junior High School and Swimming Pool	Noup Road	Westray	School	Freehold	B	B	2217.60	G
Wyre Community Hall	Rusness Road	Wyre	Community Centre	Freehold	C	C	141.20	
Wyre Pier Waiting Room and Toilets	Russness Road	Wyre	Waiting Room & Public Convenience	Freehold	B	B	15.30	

Appendix 2 – Non-operational Property

Asset Name	Address	Town/Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Land at Westermill		Burray	Land	Freehold				
Nissen Store, No 9, Westermill	Upper Waston Road	Burray	Industrial Unit	Freehold	B	B	123.53	
Outbuildings, No 1 and 2, Westermill	Upper Waston Road	Burray	Industrial Unit	Freehold	B	B	372.60	
Outbuildings, No 3 and 5, Westermill	Upper Waston Road	Burray	Industrial Unit	Freehold	B	B	101.52	
Faray Slipway		Eday	Slipway	Freehold				
Former Faray School		Eday	Store	Freehold	C	D		
Holm of Faray		Eday	Land	Freehold				
Island of Faray		Eday	Land	Freehold				
Little Green Holm		Eday	Land	Freehold				
Quoy Chambered Cairn		Eday	Monument	Freehold				
Red Holm		Eday	Land	Freehold				
Shed at Faray Slipway		Eday	Store	Freehold	C	C		
Site of Backaland Weighbridge		Eday	Land	Freehold				
Site of Faray Slipway		Eday	Land	Freehold				
Site of Former Faray School		Eday	Land	Freehold				
Site of Quoy Chambered Cairn		Eday	Land	Freehold				
Site of Shed at Faray Slipway		Eday	Land	Freehold				

Asset Name	Address	Town/Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Eynhallow Cottage		Eynhallow	Dwelling - Other - Detached	Freehold	C	C	107.60	
Land at Flotta Terminal		Flotta	Oil Terminal	Freehold				
Water Test Centre		Flotta	Industrial Unit	Freehold	B	B	2535.00	
Moss Site		Holm	Landfill Site	Freehold				
Building No. 3, Lyness (L3)	Baldreys Road	Hoy	Industrial Unit	Freehold	C	B	370.13	
Building No. 6, Lyness (L6)	Baldreys Road	Hoy	Industrial Unit	Freehold	C	B	427.57	
Former Football Pitch, Lyness		Hoy	Land	Freehold				
Land adjacent to Lyness Royal Naval Cemetery		Hoy	Land	Freehold				
Lyness Communications Mast Site		Hoy	Land	Freehold				
Site (L14)		Hoy	Land	Freehold				
Site 955.72sqm, Lyness Naval Base		Hoy	Land	Freehold				
Site for Lyness Industrial Estate		Hoy	Land	Freehold				
Broad Street 006 and Store	Broad Street	Kirkwall	Office	Freehold	B	B	305.04	G
Broad Street 008	Broad Street	Kirkwall	Office	Freehold	B	B	243.70	
Graham House	Scapa Crescent	Kirkwall	Dwelling - Other - Detached	Freehold	B	B	757.50	
Greenbelt Land, Hatston		Kirkwall	Land	Freehold				
Ground Floor Offices, 7-13 Laing Street	Laing Street	Kirkwall	Office	Freehold	B	B	104.00	
Hatston Industrial Estate Common Areas		Kirkwall	Land	Freehold				
Land adjacent to Council Offices Car Park		Kirkwall	Land	Freehold				

Asset Name	Address	Town/Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Land at Muddisdale		Kirkwall	Land	Freehold				
Land at Papdale Loan		Kirkwall	Land	Freehold				
Land at Soulisquoy		Kirkwall	Land	Freehold				
New Kirkwall Nursery		Kirkwall	Land	Freehold				
Papdale Farm	Papdale Loan	Kirkwall	Store	Freehold	D	C	163.80	
Papdale Garden Allotments		Kirkwall	Allotment	Freehold				
Site for Kirkwall Care Facility		Kirkwall	Land	Freehold				
Site of Police Command Centre		Kirkwall	Land	Freehold				
Land at Houton Ferry Terminal Building		Orphir	Land	Freehold				
Land at Houton Ferry Terminal Building Shed 1		Orphir	Shed	Freehold	D	D		
Land at Houton Ferry Terminal Building Shed 2		Orphir	Shed	Freehold	D	D		
Land at Sanday Junior High School		Sanday	Land	Freehold				
Land at Schoolquoy		South Ronaldsay	Land	Freehold				
Creamery Factory (H82)	Crowness Road	St Ola	Industrial Unit	Freehold	B	B	2175.00	
Factory Unit (H43)	Crowness Road	St Ola	Industrial Unit	Freehold	B	B	1118.34	
Kirkwall Airport Hangar and Land (0.68ha)	Kirkwall Airport	St Ola	Hangar	Not owned by OIC	A	A	1522.60	
Land adjacent to Hatston Slipway (H12A)		St Ola	Land	Freehold				
Land at Crowness Business Park		St Ola	Land	Freehold				
Land at Wideford Hill		St Ola	Land	Freehold				
Office and Store (H49)	Garrison Road	St Ola	Industrial Unit	Freehold	B	B	306.00	

Asset Name	Address	Town/Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Scotts House (H16)	Grainshore Road	St Ola	Office	Freehold	B	B	190.10	E
Seatter Farm and Steading		St Ola	Farm	Freehold				
Seatter Farm House	Work Road	St Ola	Dwelling - Other - Detached	Freehold	B	B	170.00	
Site (H11)		St Ola	Land	Freehold				
Site (H12), Grainshore Road		St Ola	Land	Freehold				
Site (H13)		St Ola	Land	Freehold				
Site (H2), Scotts Road		St Ola	Land	Freehold				
Site (H23), Scotts Road/Quoyangry Road		St Ola	Land	Freehold				
Site (H25), Crowness Crescent		St Ola	Land	Freehold				
Site (H26), Crowness Crescent		St Ola	Land	Freehold				
Site (H29)		St Ola	Land	Freehold				
Site (H40), Crowness Crescent		St Ola	Land	Freehold				
Site (H42), Scotts Road		St Ola	Land	Freehold				
Site (H44), Scotts Road		St Ola	Land	Freehold				
Site (H51), Grainshore Road		St Ola	Compound	Freehold				
Site (H83), Grainshore Road		St Ola	Land	Freehold				
Site (H85), Sparrowhawk Road		St Ola	Land	Freehold				
Site (H87), Grainshore Road		St Ola	Land	Freehold				
Site (H89), Warness Park		St Ola	Land	Freehold				

Asset Name	Address	Town/Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Site (H90)		St Ola	Land	Freehold				
Site 1 (H38), Scotts Road/Quoyangry Road		St Ola	Land	Freehold				
Site 1 (H58), Crowness Park		St Ola	Land	Freehold				
Site 12 (H60), Crowness Road		St Ola	Land	Freehold				
Site 13 (H61), Crowness Road		St Ola	Land	Freehold				
Site 14 (H62), Crowness Road		St Ola	Land	Freehold				
Site 15 (H79), Grainshore Drive		St Ola	Land	Freehold				
Site 16 (H80), Grainshore Drive		St Ola	Land	Freehold				
Site 16A (H63), Crowness Road		St Ola	Land	Freehold				
Site 2 (H32), Scotts Road/Quoyangry Road		St Ola	Land	Freehold				
Site 2 (H54), Crowness Park		St Ola	Land	Freehold				
Site 2 (H66), Grainshore Drive		St Ola	Land	Freehold				
Site 3 (H59), Crowness Park		St Ola	Land	Freehold				
Site 4 (H55), Crowness Park		St Ola	Land	Freehold				
Site 6 (H56), Crowness Road		St Ola	Land	Freehold				
Site 6 (H70), Grainshore Drive		St Ola	Land	Freehold				
Site 7 (H53), Crowness Road		St Ola	Land	Freehold				

Asset Name	Address	Town/Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Site 8 (H72), Grainshore Drive		St Ola	Land	Freehold				
Site 9 (H57), Crowness Road		St Ola	Land	Freehold				
Site H30		St Ola	Land	Freehold				
Sites 3 and 4 (H39 and H34), Scotts Rd/Quoyangry Road		St Ola	Land	Freehold				
Sites 5 and 7 (H69 and H71), Grainshore Drive		St Ola	Land	Freehold				
Store (H11A)	Scotts Road	St Ola	Industrial Unit	Freehold	B	B		
Store (H33)	Skua Road	St Ola	Industrial Unit	Freehold	B	B	307.60	D
Store (H46), Crowness Road	Crowness Road	St Ola	Store	Freehold	C	B	68.00	
Store 10a (H15A), Skua Road	Skua Road	St Ola	Industrial Unit	Freehold	B	B	299.45	B
Store 10b (H15B), Skua Road	Skua Road	St Ola	Industrial Unit	Freehold	B	B	271.39	C
Store 10c (H50), Skua Road	Skua Road	St Ola	Industrial Unit	Freehold	B	B	186.74	
Store 17 (H28), Scotts Road	Scotts Road	St Ola	Industrial Unit	Freehold	B	B	146.41	G
Store 18 (H10), Scotts Road	Scotts Road	St Ola	Industrial Unit	Freehold	B	B	31.16	
Store 6 (H4), Millpark Road	Mill Park	St Ola	Industrial Unit	Freehold	B	B	52.98	
Unit 1 (H8), Scotts Road	Scotts Road	St Ola	Industrial Unit	Freehold	B	B	282.14	C
Unit 2 (H9), Scotts Road	Scotts Road	St Ola	Industrial Unit	Freehold	B	B	299.24	D
Unit 3 (H7), Scotts Road	Scotts Road	St Ola	Industrial Unit	Freehold	B	B	209.10	
Unit 4 (H5), Scotts Road	Scotts Road	St Ola	Industrial Unit	Freehold	B	B	187.15	
Weyland Farm Shed	Work Road	St Ola	Shed	Freehold	C	B	782.00	
Workshop (H18)	Dakota Road	St Ola	Industrial Unit	Freehold	B	B	109.00	D
Workshop (H19)	Dakota Road	St Ola	Industrial Unit	Freehold	C	C	131.98	

Asset Name	Address	Town/Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Workshop 16 (H3), Scotts Road	Scotts Road	St Ola	Industrial Unit	Freehold	B	B	83.91	G
Workshop and Offices (H24)	Garrison Road	St Ola	Industrial Unit	Freehold	B	B	463.50	E
Visitor Centre	Ireland Road	Stenness	Information Centre	Freehold	B	B	265.80	
Battery and Gas Stores	Alfred Street	Stromness	Store	Freehold	B	B	304.00	
Buoy Store, NLB Pier	Alfred Street	Stromness	Store	Freehold	B	B	320.38	C
Cold Store and Offices (G6)	Garson Park	Stromness	Industrial Unit	Freehold	B	B		
Former West Mainland Mart Development Site		Stromness	Land	Freehold				
Garson Industrial Estate Common Areas		Stromness	Land	Freehold				
Land at Garson		Stromness	Land	Freehold				
Land at Garson Way		Stromness	Land	Freehold				
Site (G26), Garson Park		Stromness	Land	Freehold				
Site 11 (G20), Garson Place		Stromness	Land	Freehold				
Site 12 (G21), Garson Place		Stromness	Land	Freehold				
Site 13 (G22), Garson Place		Stromness	Land	Freehold				
Site 14 (G23), Garson Place		Stromness	Land	Freehold				
Site 2 (G11), Garson Place		Stromness	Land	Freehold				
Site 2 (G3), Garson Way		Stromness	Land	Freehold				
Site 3 (G12), Garson Place		Stromness	Land	Freehold				
Site 4 (G13), Garson Place		Stromness	Land	Freehold				
Site 5 (G14), Garson Place		Stromness	Land	Freehold				
Site 6 (G15), Garson Place		Stromness	Land	Freehold				
Site 6 (G8), Garson Way		Stromness	Land	Freehold				
Site 7 (G16), Garson Place		Stromness	Land	Freehold				
Site A		Stromness	Land	Freehold				

Asset Name	Address	Town/Parish	Asset Type	OIC Interest	Condition	Suitability	Gross Internal Area (m2)	Energy Performance Certificate Rating
Site D		Stromness	Land	Freehold				
Site of Cold Store and Offices (G6)		Stromness	Land	Freehold				
Site Office	Alfred Street	Stromness	Office	Freehold	B	B	64.95	
Store (G9)	Garson Road	Stromness	Industrial Unit	Freehold	B	B	1734.36	
Victoria Street 014A	Victoria Street	Stromness	Shop	Freehold	A	A	79.00	
Victoria Street Offices	Victoria Street	Stromness	Office	Freehold	B	B	462.80	G
Workshop (G10)	Garson Place	Stromness	Industrial Unit	Freehold	B	B	100.55	F
Workshop (M4)	Cairston Road	Stromness	Industrial Unit	Freehold	B	B	219.78	
Former Gents Toilet, West Pier		Stromness	Land	Freehold	D	D		
Stromness Fish Mart Hostel and Cafe		Stromness	Hostel	Freehold	A	A	258.53	