
Report To:	Environment & Regeneration Committee	Date:	28 November 2017
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	LP/109/17
Contact Officer:	Gerard Malone	Contact No:	01475 712710
Subject:	40 West Stewart Street – Surplus to Requirements		

1.0 PURPOSE

- 1.1 The purpose of this report is to seek authority to declare the office and former Registrar's building at 40 West Stewart Street, Greenock (as shown on the attached at Appendix 1) surplus to requirements and thereafter to seek authority to place same on the open market for sale, set a closing date for offers when the level of interest justifies it and thereafter return to this Committee with recommendations to sell for what is considered to give the best economic value to the Council.

2.0 SUMMARY

- 2.1 The offices at 40 West Stewart Street, Greenock are occupied by staff in Safer & Inclusive Communities. Following complete refurbishment of the former Education HQ at 105 Dalrymple Street, Greenock, the Safer & Inclusive Communities staff will relocate to Dalrymple Street week commencing 20 November. The Registrar's offices have not been in use for a number of years.
- 2.2 As 40 West Stewart Street will become vacant and will incur expenses by way of empty rates, security and upkeep, authority is now sought to declare the property surplus to requirements and to place it on the open market.

3.0 RECOMMENDATION

- 3.1 It is recommended that the Committee grants authority to the Corporate Director Environment, Regeneration & Resources to declare the property at 40 West Stewart Street, Greenock surplus to requirements and authorise same to be placed on the open market for sale, set a closing date for offers when the level of interest justifies it and notes that a further report will be brought before this Committee with recommendations to accept whichever offer is deemed to provide the greatest economic benefit to the Council.

Gerard Malone
Head of Legal & Property Services

4.0 BACKGROUND

- 4.1 40 West Stewart Street is a 1980s two storey and basement office block with attached Registrar's suite. It has been fully occupied over recent years by various services, most recently by Safer & Inclusive Communities and the Registrar's office and marriage suite.
- 4.2 Staff from Safer and Inclusive Communities will be relocating to the former Education HQ on Dalrymple Street, whilst staff from the Registrar's office, who moved out approximately 5 years ago, are now located within the Greenock Municipal Buildings. The marriage suite within 40 West Stewart Street recently relocated to the Provost's room within the Greenock Municipal Buildings and will remain there until August 2018 when it will relocate to the Provost's room in the Port Glasgow town hall which is being specifically refurbished for this purpose.
- 4.3 Whilst 40 West Stewart Street has been rated as suitable for its purposes and has achieved a B rating for its condition in the latest statutory performance indicator returns, it has reached an age whereby it will start to incur future maintenance costs.
- 4.4 Should the property be retained pending a decision on its future use then further costs will start to accumulate. Aside from security and upkeep of the property the main ongoing cost will relate to rates. The current rates liability for this property is £37,392 per annum (currently being appealed) although there will be a 50% reduction in this due to the fact it is currently empty. This reduction will however only be for a very limited period and after 3 months this liability will increase to 90% of the liability (£33,653pa).
- 4.5 As no future office requirement has yet been definitively identified for this property and in consideration of the future financial liabilities associated with retaining the property it is now considered prudent to bring it to the market for disposal as soon as possible. If any Council need for the building is identified this will be dealt with concurrently with any marketing exercise.

5.0 IMPLICATIONS

Finance

Financial Implications

5.1 One-off Costs(Savings)

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Capital Fund	Capital Receipts	2018/19	TBC		Receipt for 40 West Stewart Street, Greenock

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact 000	Virement From (If Applicable)	Other Comments
N/A	N/A	N/A	(91)	N/A	Assuming disposal of premises

5.2 Legal

By declaring the property surplus to requirements the Council will be able to progress future disposal and minimise ongoing expenditure on vacant properties.

5.3 Human Resources

There are no personnel issues associated with this report.

5.4 Equalities and Diversity

There are no equalities issues associated with this report.

5.5 Repopulation

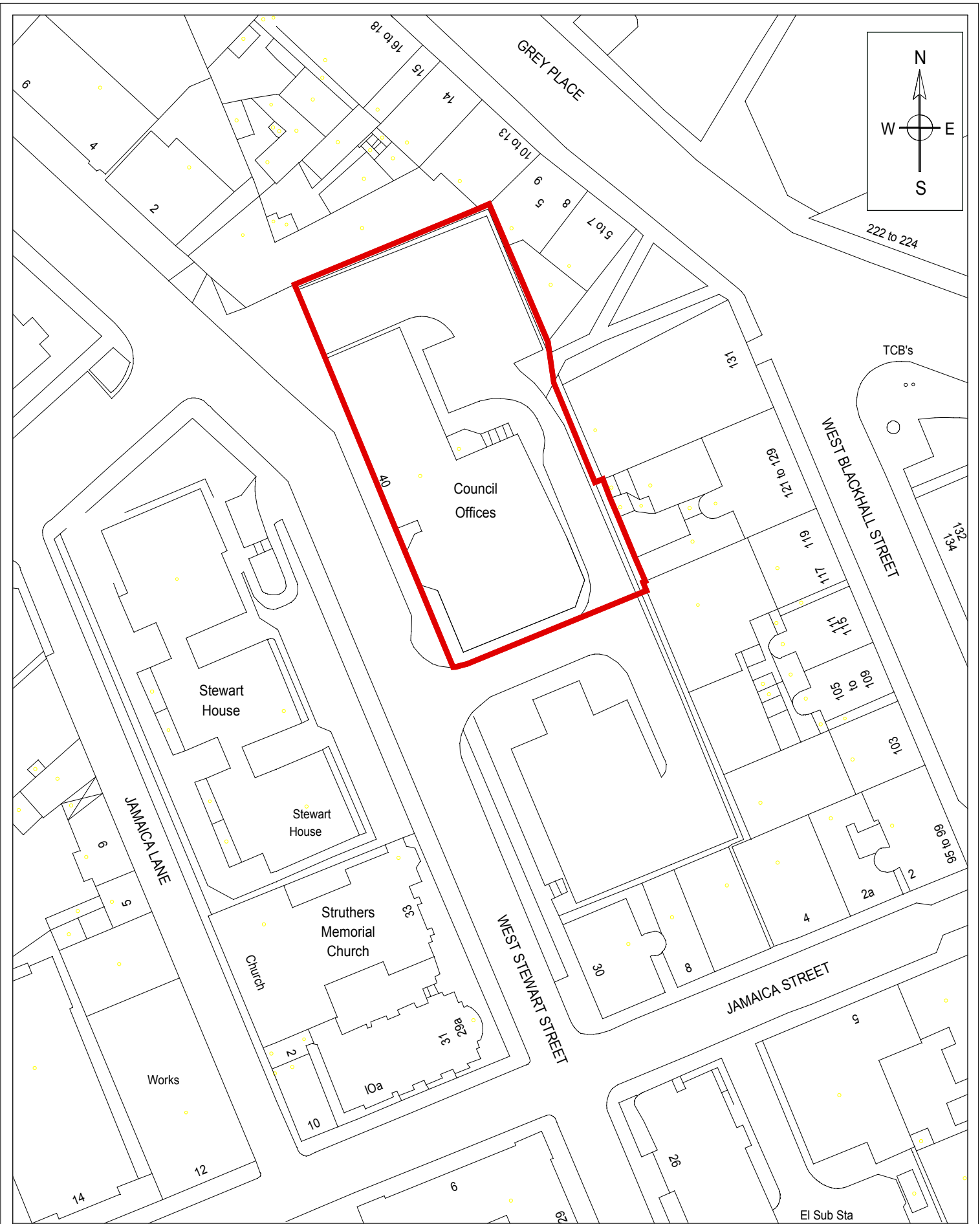
Use of the site will support the Council's regeneration strategy.

6.0 CONSULTATIONS

6.1 The Chief Financial Officer has been consulted on the contents of this report.

7.0 BACKGROUND PAPERS

7.1 None



APPENDIX 1

SCALE: 1:750		DRAWN BY:		DATE 15/11/2017	
Originating Group:				Drawing No. 40 West Stewart Street, Greenock	

THIS PLAN IS INDICATIVE ONLY.