
Report To:	Environment and Regeneration Committee	Date:	1st May 2014
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	R326/14/AF/FM
Contact Officer:	Aubrey Fawcett	Contact No:	01475 749822
Subject:	Development of Gourock Municipal Buildings – Progress Report		

1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee on the progress regarding the redevelopment of Gourock Municipal Buildings and seek approval for a range of proposals.

2.0 SUMMARY

- 2.1 Members were advised as part of the report on Office and Depot Rationalisation Programme in October 2012 that a further report would be brought back for Members' consideration regarding the future reuse of Gourock Municipal Buildings. In this regard Riverside Inverclyde was asked to consider the potential reuse of the Buildings to complement the recent and planned regeneration activities funded by the Town Centre Regeneration Fund, Riverside Inverclyde and the Council. Members should be aware that the Buildings have a Grade C Listing, are an integral part of Gourock's heritage and continue to be of historic importance to the local community
- 2.2 Riverside Inverclyde (ri) has undertaken a feasibility study into the reuse of the Building as a small business centre and as part of this process appointed Richard Robb Architects to develop sketch proposals and costings. The total cost of refurbishing the premises is estimated to be in the region of £600,000 and an allowance has been made within the Inverclyde Economic Development and Regeneration Single Operating Plan to enable the project to be progressed.
- 2.3 In addition, ri was mindful of the importance which the Buildings have in the eyes of the local community and the aspiration to maintain ownership by the Council whilst retaining some form of public access or use. In this regard it is proposed the property is leased to ri for conversion into a Business Centre and where possible public access is made available, which may be in the form of inclusion within the Doors Open Day Initiative operated by the Scottish Civic Trust.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that Committee delegate authority to the Corporate Director Environment, Regeneration & Resources in consultation with the Head of Finance and Head of Legal and Property Services to:
- a) conclude agreements to lease the Gourock Municipal Buildings to Riverside Inverclyde for the purposes of conversion to a small Business Centre at a rent to be determined by the District Valuer; and,
 - b) develop and negotiate appropriate agreements with prospective tenants to enable public access to the property on an annual basis.
- 3.2 It is recommended that Committee approve the use of the funding of £300,000 allocated within the Office Rationalisation Funding Model to enable the premises to be converted by ri and that the feasibility of locating of the Customer Services Hub be explored either within the converted premises or co-located within Gourock Library.

Aubrey Fawcett
Corporate Director Environment, Regeneration & Resources

4.0 BACKGROUND

- 4.1 The Environment and Regeneration Committee noted at its meeting in October 2012 that a report on the future reuse of Gourock Municipal Buildings should be brought back for Members' consideration. At that time ri was asked to consider if there was any merit in converting the premises into a small business centre as it appeared there was limited office accommodation available in the Gourock Town Centre and to build upon the recent and ongoing regeneration activities undertaken by ri and the Council.

5.0 PROPOSALS

- 5.1 ri has appointed Richard Robb Architects to undertake a feasibility to convert the Gourock Municipal Buildings into a small business centre. During the period of the study it became apparent that a dentist was looking for suitable accommodation. In order to attract a longer term tenant for the premises as has been ri's strategy for the conversion of the Scarlow Street Business Centre in Port Glasgow, the Architects, who were aware of this enquiry, were asked to incorporate the accommodation for use by the dentist in the proposals, which would be rented out at an open market rent. ri is also aware that there is limited office provision for businesses wishing to start up, expand or relocate to Gourock Town Centre.
- 5.2 The overall proposals as outlined in Appendix 1, includes the following accommodation and facilities:
- 5 business units measuring from 16m² to 68m² on the upper floor;
 - 153m² accommodation for a community dental surgery on the ground floor;
 - New disabled access & facilities to the main floors.
- 5.3 It is proposed that the Buildings are leased to ri at a rent to be agreed with the District Valuer and delegated authority is given to the Corporate Director Environment, Regeneration and Resources to negotiate and agree the terms of the lease in consultation with the Head of Finance and Head of Legal and Property Services.
- 5.4 Members should be aware that adjoining ground floor accommodation is owned by Police Scotland. Whilst the building is currently unoccupied, an opportunity to acquire the premises may present itself in due course and ri will continue to monitor the situation should the prospect arise.
- 5.5 Due to the high public profile nature and historic importance of the Gourock Municipal Buildings in past times, any future reuse of the premises requires to consider protecting some element of public access for historic reasons. The Buildings are Grade C listed and to avoid ongoing demand on public resources, Members are asked to consider that although no specific area of the Buildings may be allocated for dedicated public use in the long term, the tenants of the new Business Centre will be asked to make their leased units available for public access through the Doors Open Day Initiative operated by the Scottish Civic Trust on an ongoing annual basis. Previously the Buildings had been used for Remembrance Sunday and would be maintained continuously for the display of flags for local, national and formal civic occasions. Alternative catering arrangements for public events will be considered in due course.
- 5.6 The Council also approved £300,000 previously to assist with the development of the Buildings within the Office Rationalisation Funding Model and ri has allocated an

additional £300,000 to enable the Buildings to be developed, both of these sums are included within the Single Operating Plan. It is proposed the funding allocated within the Office Rationalisation Funding Model be used to enable the premises to be converted by ri and that the feasibility of locating a Customer Services Hub be explored either within the converted premises or co-located within Gourrock Library.

6.0 IMPLICATIONS

6.1 Financial Implications

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Earmarked reserves	Offices AMP	2014/16	£300,000		Already built into the funding model

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
Property Services	Income	2016	(tbc)		Rent level to be determined by the DV
Customer Services	Employee Costs	2016	(tbc)		Dependent on outcome of the feasibility study

6.2 Legal

The Gourrock Municipal Buildings is within the Council's ownership and a letting arrangement of the type outlined is permissible. However further legal input will be necessary on the detailed of the negotiations as they are finalised.

6.3 Human Resources

There are no human resource issues arising from this report.

6.4 Equalities

Has an Equality Impact Assessment been carried out?

<input type="checkbox"/>	YES (see attached appendix)
<input checked="" type="checkbox"/>	NO - This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required.

Appropriate lift access will be provided to the building for disabled use, all business units with the exception of Unit 1 are DDA compatible.

6.5 Repopulation

The regeneration works outlined in this report should contribute to retaining and increasing the population within the area.

7.0 CONSULTATIONS

7.1 The Head of Legal & Property Services has been consulted on this report.

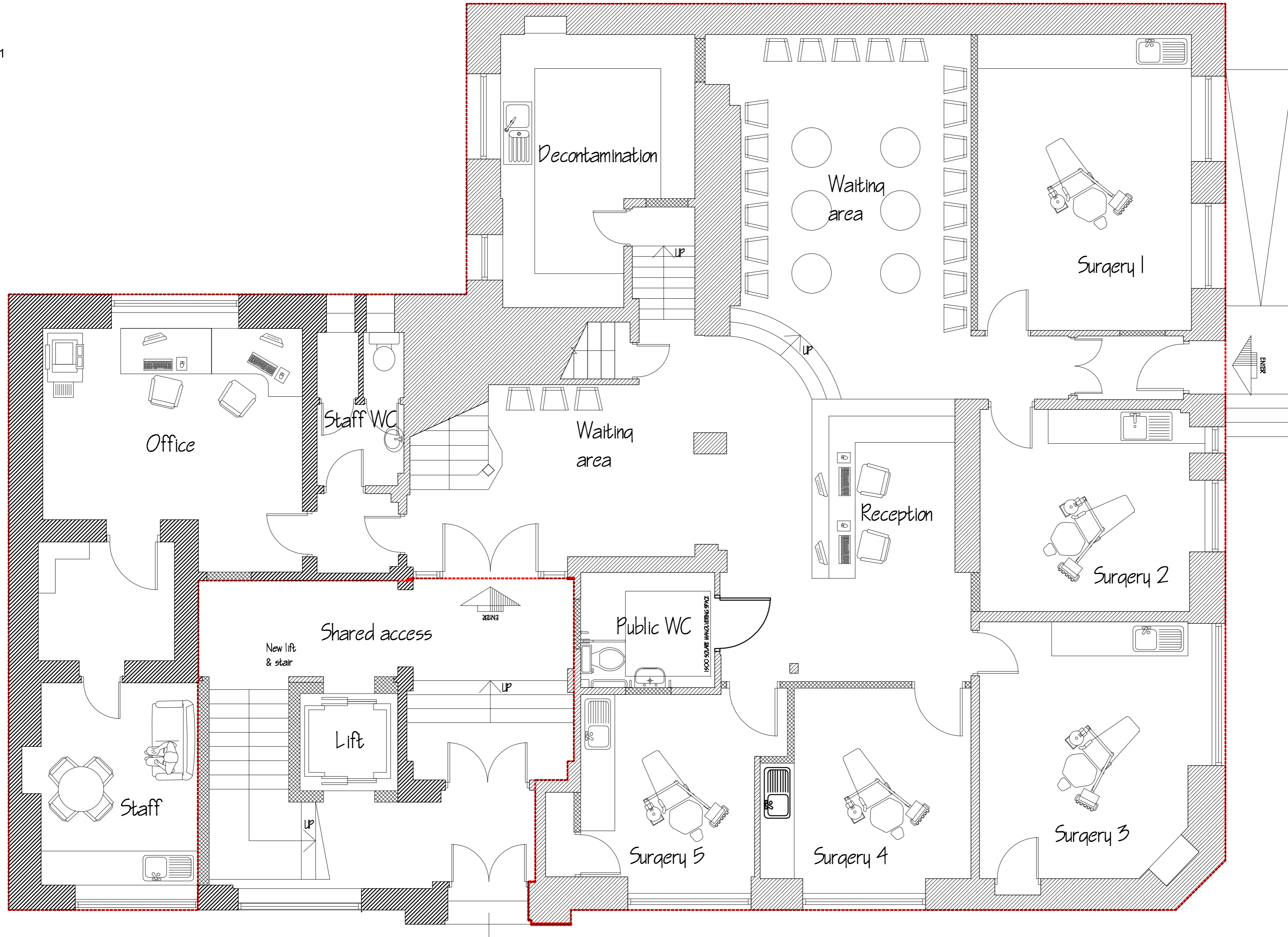
7.2 The Head of Regeneration & Planning has been consulted on this report.

7.3 The Head of Finance has been consulted on this report.

7.4 Riverside Inverclyde has been consulted on this report.

OPTION F

APPENDIX 1



NOTES

- All scale bars on this drawing are in meters
- Do not scale from this drawing
- Any discrepancies to be notified to architect
- All dimensions to be confirmed before ordering materials

1:800	0	20	40	60	80	100
1:1200	0	30	60	90	120	
1:600	0	10	20	30	40	50
1:300	0	5	10	15	20	25
1:100	0	2	4	6	8	10
1:80	0	1	2	3	4	5
1:60	0	0.8	1.6	2.4	3.2	4.0
1:40	0	0.4	0.8	1.2	1.6	2.0
1:20	0	0.2	0.4	0.6	0.8	1.0
1:10	0	0.1	0.2	0.3	0.4	0.5

REVISIONS		
SCALE	DATE	DRAWN
1:50@A2	JUL 13	MJM

PROJECT
FEASIBILITY STUDY FOR GOUROCK MUNICIPAL BUILDINGS FOR RIVERSIDE INVERCLYDE PROPERTY HOLDINGS

DRAWING
GROUND FLOOR PLAN AS PROPOSED

Richard Robb ARCHITECTS
 75/77 ALBERT ROAD, GOUROCK, PA19 1NJ

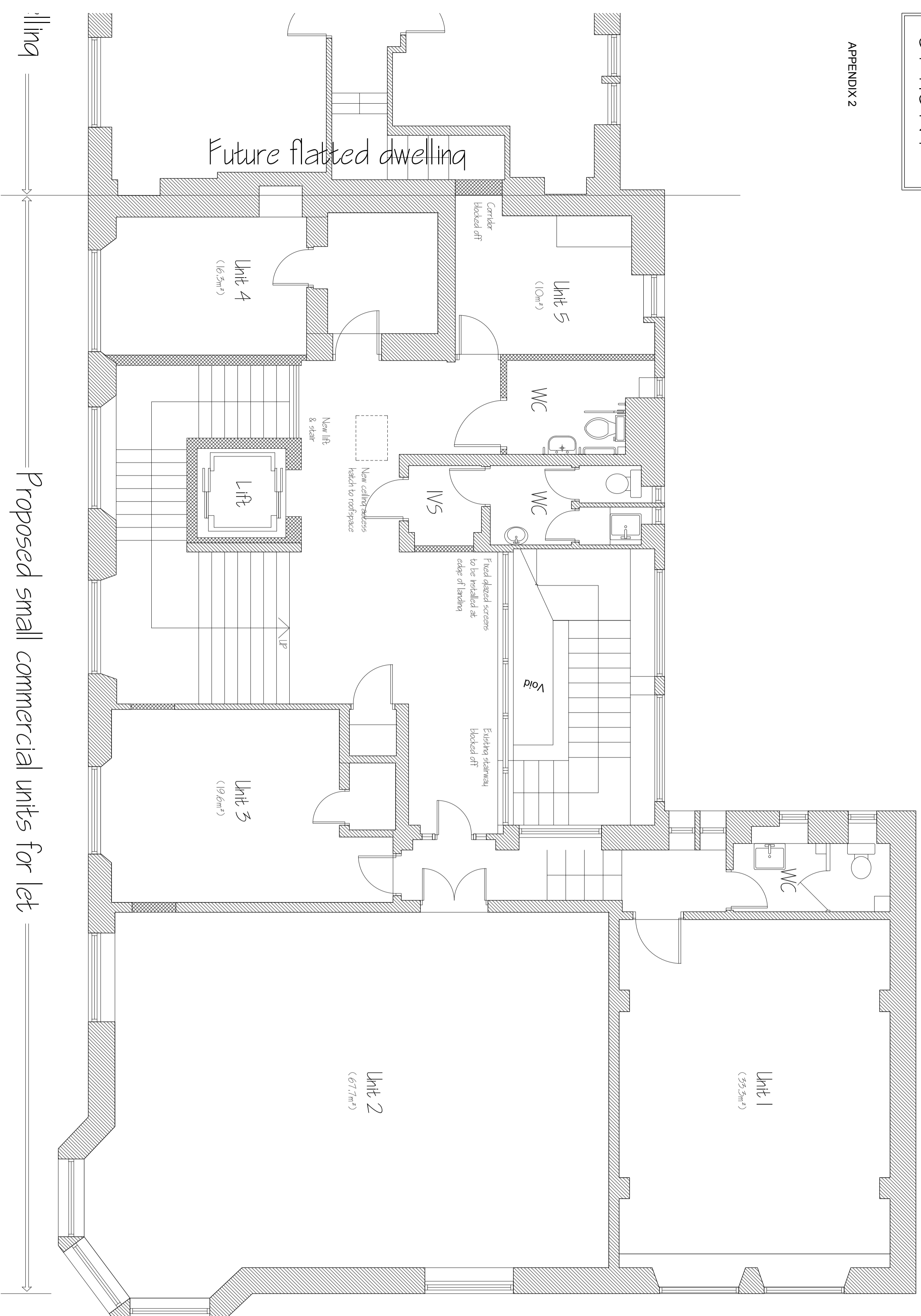
01475 630877
 07092 807195
 robb@scotlandarchitects.co.uk
 www.scotlandarchitects.co.uk

DRAWING NO.	STATUS
480/PL/02	SCHEME

GROUND FLOOR PLAN AS PROPOSED 1:50 (OPTION F)

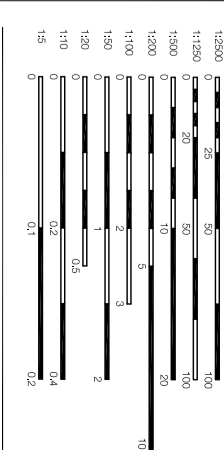
OPTION F

APPENDIX 2



FIRST FLOOR PLAN AS PROPOSED 1:50

- NOTES**
- All work shown on this drawing is for information only.
 - Do not start work on this drawing until you have received the contract.
 - Any alterations to be notified to architect.
 - All materials to be confirmed before ordering materials.



REVISIONS

A	Disabled WC added	10/04/14	AD
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REVISIONS

SCALE	DATE	DRAWN
1:50@A2	OCT 13	MJM

PROJECT

FEASIBILITY STUDY FOR
GOURROCK MUNICIPAL
BUILDINGS FOR
RIVERSIDE INVERCLYDE
PROPERTY HOLDINGS

DRAWING

FIRST FLOOR PLAN
AS PROPOSED

Richard Robb
ARCHITECTS

75/77 ALBERT ROAD, GOURROCK, PA19 7NJ

01475 630877
07092 8077195
robbs@scotlandarchitects.co.uk
www.scotlandarchitects.co.uk

DRAWING NO. **480/PL/04** STATUS **SCHEME**