
Report To:	Environment and Regeneration Committee	Date:	1 May 2014
Report By:	Acting Corporate Director Environment, Regeneration and Resources	Report No:	R324/14/AP/AG
Contact Officer:	Andrew Gerrard	Contact No:	01475 712456
Subject:	District Court and Offices – Redevelopment		

1.0 PURPOSE

- 1.1 The purpose of the report is to seek Committee approval for the refurbishment of the District Court and associated Office Accommodation.

2.0 SUMMARY

- 2.1 The Corporate Management Team have considered three options for the redevelopment of the office space associated with the District Court and concluded that the best option is a refurbishment of the existing building to provide 30 desk spaces along with repairs to the District Court to restore it to good condition.
- 2.2 The office space created will provide accommodation for Legal and Property Services staff currently located in the Strone Office. This will allow the Strone office to close and will complete the office rationalisation programme with the exception of the refurbishment of the Education Offices for Safer and inclusive Communities and the subsequent closure of the West Stewart Street office.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee approve Option 2 as the project for the refurbishment of the District Court and associated offices.
- 3.2 The Committee is asked to note that a report will be brought forward in due course in respect of the use of the District Court as a potential venue for marriages by the Registrar as well as part of a tourist experience in the Municipal Buildings.

Gerard Malone
Head of Legal & Property Services

4.0 BACKGROUND

- 4.1 The Council's approved capital programme includes funding for projects in Greenock Municipal Buildings as part of the office rationalisation strategy. The first phase of this was the creation of the Customer Centre and the second phase was the refurbishment of the former banking hall into open plan offices. The third and final phase is the refurbishment of the four storey block adjacent to the District Court, together with repair work to the District Court itself.
- 4.2 Consideration is being given to the use of the District Court as a venue for marriages by the Registrar as well as part of a tourist experience in the Municipal Buildings. A report on this will be submitted to committee in due course.

5.0 OPTIONS

- 5.1 Plans for three options were drawn up. Doing nothing is not an option as the building is Grade A listed and is in very poor condition, part of it has been closed off for safety reasons and there are outbreaks of dry rot which may spread to other parts of the building if left untreated. The three options are:

- Option One. A basic refurbishment of the accommodation. This would bring the structure of the building back to good condition however only the accommodation on the 3rd floor (the District Court level) would be fitted out, the remainder of the building would be left as a shell and would only be used for storage. The District Court would also be brought up to a good standard of repair. This would provide 10 desk spaces and would cost £1,614,000.
- Option Two. A full refurbishment of the accommodation. This would bring the structure of the building back to good condition and all the accommodation would be fitted out. The District Court would also be brought up to a good standard of repair. This would provide 30 desk spaces and would cost £2,305,000.
- Option Three. A full refurbishment of the accommodation and an extension to provide a corridor to allow better use to be made of the accommodation. This would bring the structure of the building back to good condition and all the accommodation would be fitted out. The District Court would also be brought up to a good standard of repair. This would provide 40 desk spaces and would cost £2,858,000.

- 5.2 The Corporate Management Team considered all three options and concluded option two was the best option. This would provide sufficient accommodation to accommodate the staff based in the Strone Office, allowing it to close, and would make best use of the accommodation. The cost is in line with the budget available. Option one would mean that the aims of the Office Rationalisation Strategy in centralising staff in the Greenock Municipal Buildings Campus were not met and the option would not make best use of the building. It did have the attraction of being cheaper and thus freeing up funds for maintenance work within the building. Option three was rejected as being in excess of the available budget and providing more accommodation than was required.

6.0 FINANCIAL IMPLICATIONS

6.1 Capital

The cost of each proposal, inclusive of work to the District Court to bring it back to a useable standard is detailed below.

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report £000	Virement From	Other Comments
<u>Full Refurbishment & Extension (40 desks)</u> Asset Management Plan	Greenock Municipal Buildings	2014/16	2,858		541 in excess of budget of 2,317
<u>Full Refurbishment (30desks)</u> Asset Management Plan	Greenock Municipal Buildings	2014/16	2,305		12 less than budget of 2,317
<u>Partial Refurbishment (10 desks)</u> Asset Management Plan	Greenock Municipal Buildings	2014/16	1,614		703 less than budget of 2,317

6.2 Revenue

The additional revenue costs of the District Court are difficult to estimate however the area will be included in the existing assessment for rateable value so any increase would be minimal. Including allowances for heating, power and cleaning an assessment of the revenue costs would be £20,000 per annum. The revenue costs for the Strone Office are £30,000 per annum. With the full or partial refurbishments Property Services staff would move to the Municipal Buildings. Once Property Services move to the District court offices there will be a net saving of £10,000 per annum.

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
Office Accommodation	Property Costs	2015/16	20		Cost for district court offices
Office Accommodation	Property Costs	2015/16	(30)		Savings from Strone Office

7.0 CONSULTATION

7.1 The Head of Finance has been consulted and is in agreement with the recommendations of the report.

7.2 As there are no HR implications the Head of Organisational Development, HR and Communications has not been consulted.

7.3 The Corporate Management Team have considered the options and agree with the

recommendations of the report.

8.0 EQUALITIES

8.1 There are no equalities implications.

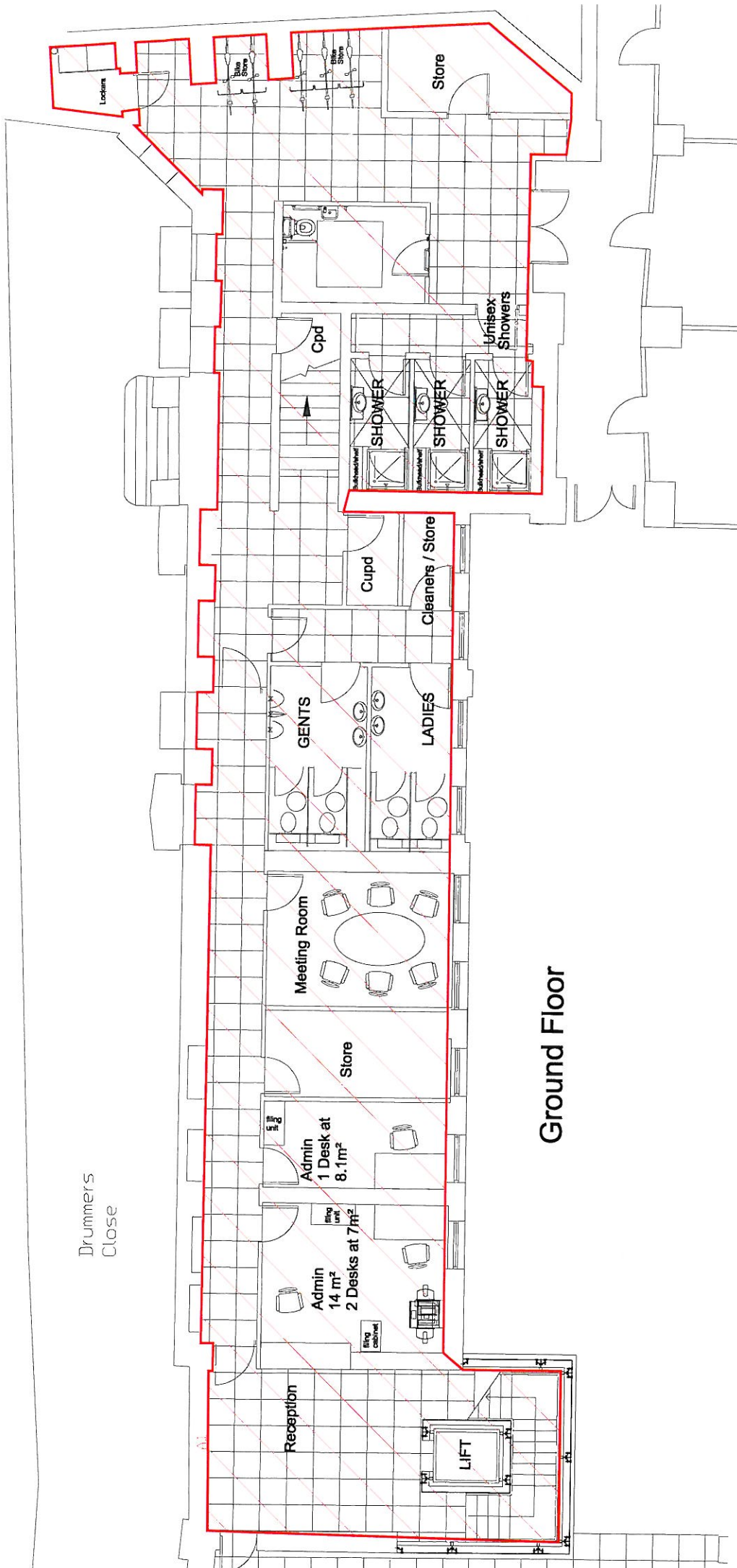
9.0 REPOPULATION

9.1 There are no repopulation implications.

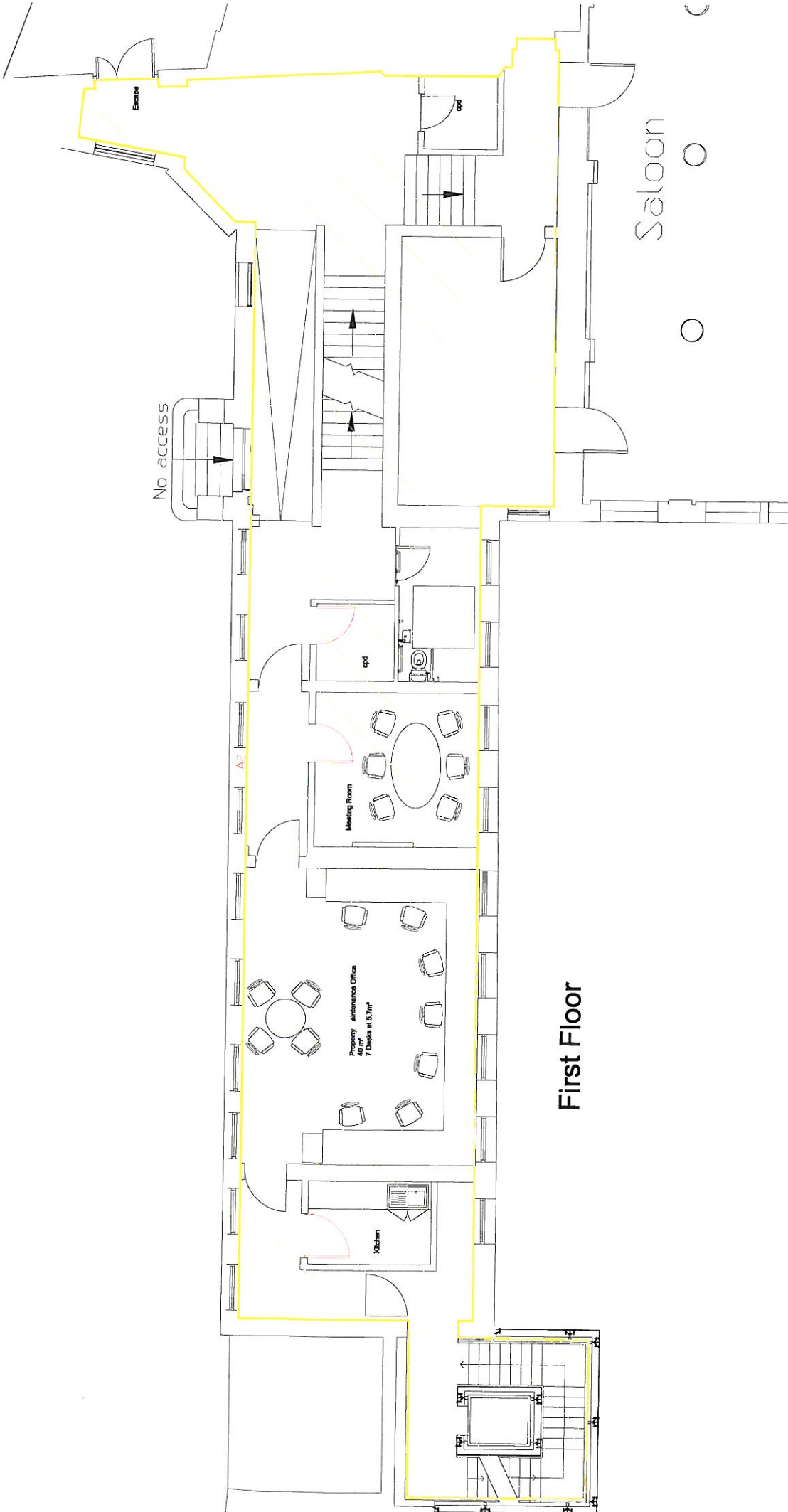
10.0 LIST OF BACKGROUND PAPERS

10.1 None.

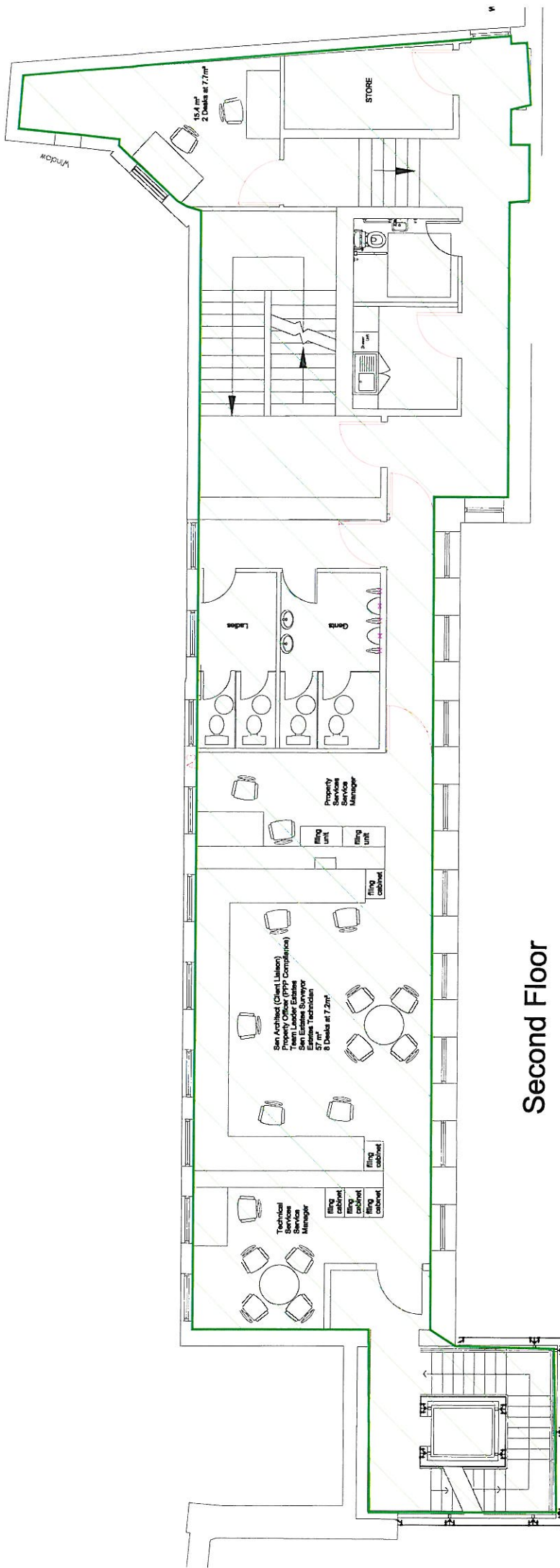
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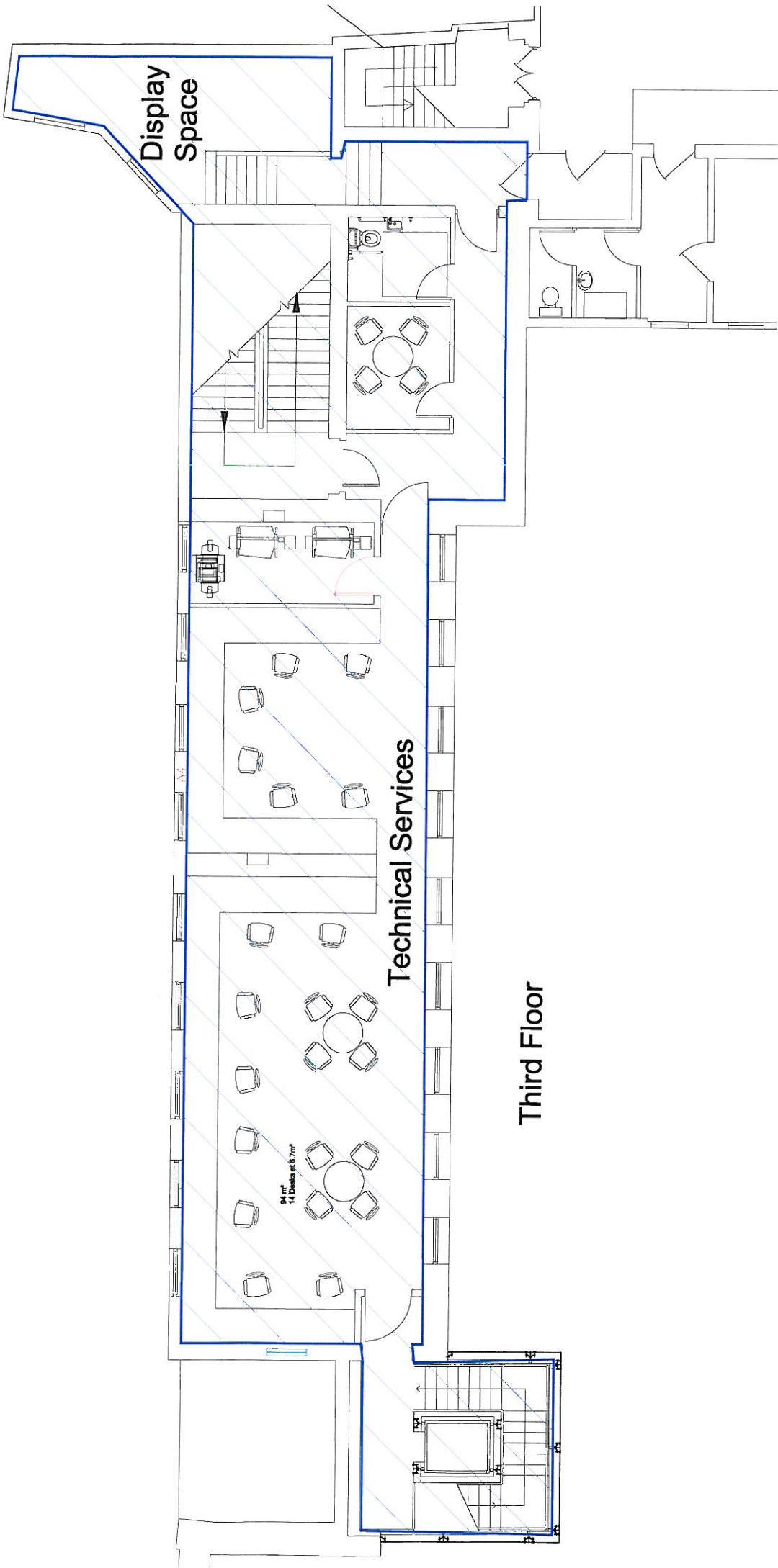
Ground Floor



First Floor



Second Floor



Display Space

Technical Services

Third Floor

94 m²
14 Desks at 8.7m²