
Report To:	Environment and Regeneration Committee	Date:	30th October 2014
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	R342/14/AP/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 reached regarding the redevelopment of Gourock Municipal Buildings and seek approval for a range of proposals.

2.0 SUMMARY

- 2.1 Riverside Inverclyde was asked to consider the potential reuse of the Grade C Gourock Municipal Buildings (GMB) to complement the recent and planned regeneration activities funded by the Town Centre Regeneration Fund, Riverside Inverclyde and the Council. The GMB is an integral part of Gourock's heritage and continues to be of historic importance to the local community.
- 2.2 Following the last report to the Environmental & Regeneration Meeting in May, revised refurbishment proposals were presented to the Local Ward Member and Interested Community Groups on the 23rd & 31st July. The Central Gourock Redevelopment Working Group (CGRWP) met on the 26th August 2014 to consider the proposals being tabled.
- 2.3 It was the general consensus of the CGRWP that the building should be refurbished to provide accommodation for a single end user on the ground floor and smaller office space on the first floor. It was agreed that the lease of the 2 larger units on the upper floor be reserved "under offer" for a period of 12 months to allow local community groups to bring forward proposals for the wider community use.

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 Property Holdings Company for the purposes of conversion to a small Business Centre at a rent to be determined by the Property Assets Manager/District Valuer;

- b) in collaboration with Riverside Inverclyde Property Holdings Company develop and negotiate appropriate sub-lease agreements with prospective tenants; and,
 - c) hold back the leasing of the 2 larger rooms (Units 1 & 2) on the upper floor for a period of 12 months to allow local Community Groups to establish a feasible community end use.
- 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.

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 Gourrock 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 Gourrock Town Centre and to build upon the recent and ongoing regeneration activities undertaken by ri and the Council.
- 4.2 In May 2014, the Environment and Regeneration Committee asked the Corporate Director Environment, Regeneration & Resources for a further report on the reuse of the GMB including the viability of a Visitor/Heritage Centre, Library and Customer Service Hub.

5.0 PROPOSALS

- 5.1 Two meetings were convened with the Local Ward Member and local community groups to discuss the proposals relating to the future use of the GMB & Library. Following consultation between the Corporate Director Environment, Regeneration & Resources and the Libraries, Museums and Archives Manager it was agreed not to pursue a proposal to relocate the library to the GMB.
- 5.2 The refurbishment proposals presented to the CGRWP comprised:
- 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 based on pre refurbishment rates, to be agreed with the Property Assets Manager/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 The Central Gourrock Redevelopment Working Group (CGRWG) requested that the Building is refurbished and upgraded throughout to provide accommodation on the ground floor for a sole tenant and suitable smaller accommodation that would be attractive to SME's on the first floor. They did request however that the end usage of the 2 larger rooms (Unit 1 & Unit 2) on the first floor be held in abeyance for a period of one year from the date approval of this report to allow the local community groups time to develop proposals for community use with a sustainable business plan.

6.0 IMPLICATIONS

6.1 Financial Implications

£600,000 has been committed to this project to date, £300,000 from ri and £300,000 from the Office Rationalisation Funding Model, both of these sums are included within the Single Operating Plan.

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Gourock Municipal Buildings	Offices AMP	2014/16	£300,000		
	RI Allocation	2014/16	£300,000		

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 APM /DV
Customer Services	Employee Costs	2016	(tbc)		Dependent on outcome of the feasibility study

6.2 Legal

The Gourock 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 as the lease arrangements and tenant negotiations are progressed and 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?

	YES (see attached appendix)
X	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. See below.

Appropriate lift access will be provided to the building for disabled use, all business units with the exception of Unit 1 on the first floor 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.

8.0 BACKGROUND PAPERS

8.1 None.