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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>29 October 2015</b>
<b>Report By:</b>	<b>Corporate Director Environment, Regeneration &amp; Resources</b>	<b>Report:</b>	<b>LPS/150/15/AMcC</b>
<b>Contact Officer:</b>	<b>Alan McClintock</b>	<b>Contact No:</b>	<b>01475 712444</b>
<b>Subject:</b>	<b>District Court Room – Refurbishment as Tourist Attraction</b>		

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## 1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee on the proposal to carry out refurbishment work to the District Court Room to facilitate its use as a tourist attraction and possibly a Wedding Suite.

## 2.0 SUMMARY

- 2.1 At its meeting on 1 May 2014 the Environment and Regeneration Committee approved the proposal to progress the refurbishment of the former Police Building and District Court.
- 2.2 Three options were presented and the Committee approved Option 2 which included minor repairs to the Court Room.
- 2.3 The Asset Management Plan includes the relocation of services from West Stewart Street to the Former Education HQ. This is not suitable for the Registrars Wedding suite and the District Court Room is being considered as a possible location for the Wedding Suite.
- 2.4 Property Services have undertaken a feasibility study with two options. The first is entitled Restoration, the second, Repair.

## 3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee approve the first option to Refurbish the District Court Room at a cost of £450,000 funded from re-allocated funding from the Earmarked Reserves previously allocated to the Victoria Tower for Tourism Initiatives, funding from the AMP, funding from Core Property Assets General Provision and apply for an Historic Scotland grant to bridge the funding gap.

Aubrey Fawcett  
Corporate Director  
Environment, Regeneration &  
Resources

## 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 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 former Education Offices for Safer and Inclusive Communities and the subsequent closure of the West Stewart Street office. This closure will also affect the Registrars Marriage Suite.
- 4.3 A separate report is being prepared for submission to the next Environment & Regeneration Committee which will set out proposals for a flexible use of the spaces within the Municipal Buildings for performing wedding ceremonies. The former District Court could be one of these spaces.
- 4.4 Consideration is being given to the use of the District Court as a possible venue for marriages by the Registrar as well as part of a tourist experience in the Municipal Buildings.
- 4.5 The original proposal to repair the District Court Room included minor repairs but with the change in emphasis towards a possible wedding space and tourist attraction, the proposal has been enhanced and designed separately from the former Police Building conversion to offices.
- 4.6 A feasibility Study has been carried out to investigate the extent of the work required and estimate the cost of the work. Two options were considered. The first option is entitled Restoration and the second Repair.

### **Option 1: Restoration**

- 4.7 The restoration work will involve a number of traditional crafts. The conservation work to the decorative glass in the central window, the re-polishing and re-laquering of the wood panelling and the restoration of the lime plaster and decorative cornices and pilasters.
- 4.8 Restoration includes the following elements:
- Rot works related to windows and repairs to windows
  - Conservation work to the decorative glass in the central window
  - Restoration and re-lacquering of the timber panelled doors
  - Restoration of the lime plaster and decorative cornices and pilasters
  - Replacement of radiators and pipework
  - Decorative lighting to replace the existing unsympathetic light fittings
  - Electrical rewire
  - An allowance for rot works
  - Restoration of the panelling and re-stain and re-lacquer the wood
  - Glass balustrade to the Gallery to ensure compliance with Building Regulations
  - Refurbishment of the back rooms to accommodate the Wedding Suite
  - Decoration and carpets
- 4.9 The estimated cost of restoration is £450k.

4.10 There are elements of restoration that are suitable for grant funding from Historic Scotland, but it should be noted that such an application would delay the site start by about three months.

**Option 2: Repair**

4.11 The repair work will include repairs to the walls and cornices but will exclude the upper gallery and the decorative glass central window.

4.12 Repair includes the following elements:

- Rot works related to windows and repairs to windows
- Minor works to the timber panelled doors
- Restoration of the lime plaster and decorative cornices and pilasters
- Decorative lighting to replace the existing unsympathetic light fittings
- Electrical rewire
- Minor works to the panelling
- Refurbishment of the back rooms to accommodate the Wedding Suite
- Decoration and carpets

The following elements would be excluded:

- Conservation work to the decorative glass in the central window
- All works to the Gallery.

4.13 The estimated cost of repair is £280k.

4.14 The proposed repairs to the Court Room are not to restoration standard and it is considered unlikely the Historic Scotland would award any restoration grants.

**5.0 FINANCIAL IMPLICATIONS**

**5.1 Restoration Costs**

5.2 The estimated cost of restoration is £450k.

**5.3 Possible Funding**

<b>Cost Centre</b>	<b>Budget Heading</b>	<b>Budget Year</b>	<b>Proposed Spend this Report</b>	<b>Virement From</b>	<b>Other Comments</b>
Earmarked Reserves	GMB Tourism Initiative	2016/17	£127K	n/a	Transferred from Victoria Tower project as a tourist initiative.
AMP	Accumulated Balance	2016/17	£153k		
Property Assets	Core Property Assets General Provision	2016/17	£20k		
Historic Scotland	Historic Scotland Grant	2016/17	£150k		
			<u>£450k Total</u>		

#### 5.4 Repair Costs

5.5 The estimated cost of repair is £280k.

#### 5.6 Possible Funding

<b>Cost Centre</b>	<b>Budget Heading</b>	<b>Budget Year</b>	<b>Proposed Spend this Report</b>	<b>Virement From</b>	<b>Other Comments</b>
Earmarked Reserves	GMB Tourism Initiative	2016/17	£127K	n/a	
AMP	Accumulated Balance	2016/17	£153k		
			<b><u>£280k Total</u></b>		

## 6.0 CONSULTATION

### Legal

6.1 There are no legal issues arising from the content of this report and as such the Head of Legal and Property Services has not been consulted.

### Human Resources

6.2 There are no direct staffing implications in respect of the report and as such the Head of Organisational Development, HR and Communications has not been consulted.

### Equalities

6.3 There are no equalities implications in this report.

### Repopulation

6.4 There are no repopulation issues.

## 7.0 LIST OF BACKGROUND PAPERS

7.1 Restoration of Former District Court Report August 2015.

7.2 Repair of Former District Court Report August 2015.