

To: Infrastructure, Land & Environment Policy Board

On: 25 January 2023

Report by: Chief Executive

Heading: Houston Village Hall

1. Summary

- 1.1 This report seeks Board approval to declare Houston Village Hall a surplus asset to allow it to be advertised for sale on the open market.

2. Recommendations

- 2.1 It is recommended that the Board:
- 2.2 Declare Houston Village Hall surplus to requirements and authorise the Head of Economy & Development to advertise the property for sale on the open market.
- 2.3 Note that the Planning & Climate Change Board approved a development brief for this property on 1st November 2022. The sale of this property will be progressed subject to the approval of a development brief.
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3. Background

- 3.1 Houston Village Hall is a 2 storey traditional sandstone building from the late 19th century, with a small rear brick extension from the 1950's/1960's. As well as a main hall on the upper floor, it comprises various smaller meeting rooms, and appropriate toilet and kitchen facilities. It was tenanted by the Church of Nazerene from 1st June 2011 until they decided to end the lease on 30th April 2022.
- 3.2 During their tenancy, the Church sub-leased both the main hall and the smaller rooms to a variety of local community groups and organisations.

Following the expiry of the head lease, most of these sub-tenants were able to find alternative premises with the assistance of OneRen. Grants Music School were unable to find alternative premises initially therefore a 2 month short term licence to occupy was granted to enable them more of an opportunity to secure other premises, which they now have. The Hall is now unoccupied.

- 3.3 A condition survey of this building was undertaken in 2010 by Drivers Jonas Deloitte. The recommendation at that time was that the Village Hall required approximately £180,000 of investment over a 20 year period (from 2010) to remain in a good condition and fit for occupation. The Church of Nazarene as tenants were only able to carry out basic maintenance.
- 3.4 The investment required in the property makes Community Asset Transfer a difficult route for eligible groups. The music school initially considered this but rejected on cost grounds. There have been no other requests forthcoming. Community facilities are also available in the adjacent Carrick Centre. This has been leased to Houston Old School Trust since 1994 and the Centre operates as a facility for community organisations to hold arts events, organise classes and activities etc.
- 3.5 The Council itself does not have dedicated funds available to invest in ensuring the long term sustainability of the building, and are not aware of any other local group or organisation that does. The view of officers is that this would be best achieved by a disposal on the open market, with the benefit of an approved development brief.
- 3.6 In Nov 2022, the Council's Planning and Climate Change Board approved a Development Brief for the site.

Implications of the Report

1. **Financial** – None at present. Potential capital receipt if sold.
2. **HR & Organisational Development** – None.
3. **Community Planning** -
Jobs and the Economy – To ensure the long term sustainability of the building.
4. **Legal** – None at Present.
5. **Property/Assets** – As per report.
6. **Information Technology** – None.
7. **Equality & Human Rights**
(a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights.

No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. Required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.

- 8. **Health & Safety** – None.
- 9. **Procurement** – None.
- 10. **Risk** – None.
- 11. **Privacy Impact** – None.
- 12. **Cosla Policy Position** – Not Applicable.

List of Background Papers

(a) Not Applicable.

Author: andrew.smith@renfrewshire.gov.uk

CHIEF EXECUTIVE'S SERVICE ASSET & ESTATES SECTION



Renfrewshire
Council

TITLE	REPORT PLAN VILLAGE HALL, MAIN STREET, HOUSTON	DRAWING No.	E3290	SCALE	1:1250
		DRAWN BY	JW	DATE	OCT 2022

