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**To: Finance, Resources and Customer Services Policy Board**

**On: 23 November 2023**

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**Report by: Chief Executive and Director of Environment, Housing & Infrastructure**

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**Heading: Former Renfrew Police Station restoration works**

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## **1. Summary**

- 1.1 The purpose of this report is to seek approval of the Finance, Resources and Customer Services Policy Board to use money from the Renfrew Common Good Fund to fund urgent repairs and maintenance works required at the former Renfrew Police Station, Inchinnan Road, Renfrew. Works include the clearing of gutters on the roof, removal of rot within the building and securing of all windows and entry points.
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## **2. Recommendations**

- 2.1 It is recommended that members of the Finance, Resources and Customer Services Policy Board:
- (i) Notes the contents of this report;
  - (ii) Authorises the Head of Facilities and Property Services to award a contract for urgent repairs and maintenance works at the Former Renfrew Police Station, Inchinnan Road, Renfrew;
  - (iii) Authorises the estimated contract works of c. £110,000 to be funded from the Renfrew Common Good Fund.
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### **3. Background**

- 3.1 The former Renfrew Police Station dates from 1910 and was designed by architect, Alexander Nisbet Paterson. The two-storey building in the Baronial Revival style, is Category B Listed and is held on the Renfrew Common Good. Up until June 2012 it was leased by the Police, who subsequently moved to new premises on Station Road. Since that date the building has lain vacant.
- 3.2 The Regeneration and Estates functions of the Council have been investigating options for the potential re-use of the building. This included in 2022 submitting a major application to the UK Government's Levelling Up Fund. Plans included the creation of a new £20m Heath and Learning Hub, refurbishing both the former Police Station and the neighbouring Victory Baths. The application was unsuccessful and Officers are now in discussions with UK Government representatives as to whether there will be scope to re-apply to the fund if a future round of funding is announced. If not, Officers will continue to pursue other alternative schemes and funding routes to get the building re-occupied. Whilst these discussions are ongoing, Officers are looking to ensure that the integrity of the former Police Station is maintained to allow for its potential re-use.
- 3.3 A series of maintenance and repairs have been carried out on the building since 2012, these have included repairing and replacing damaged sitex over windows and doors, the clearing of chocked drains and repairs to burst pipes. Most recently, in 2022, works were commissioned to clean-up the building internally, including the removal of bird/vermin droppings and boarding up the building to stop any further animal ingress. These works were paid from the Council's Place Based Investment Fund allocation.
- 3.4 However, despite these works, on recent inspection a significant number of maintenance and repairs works are required at the building. Currently a large amount of standing water is on the roof due to the drainage system being blocked. Internally, due to significant water ingress from the blocked drainage system, there are significant areas of dry and wet rot throughout the building. If left untreated the rot will continue to spread throughout the building. It is recommended that these issues are rectified immediately to ensure the long-term integrity and potential future re-use of the building.
- 3.5 Quotes from a contractor have suggested that it will cost around £20,000 to sitex all remaining windows and unblock all the outlets to ensure the drainage system is operating to clear the standing water. Initial estimates of the internal rot works are around £40,000. When other costs such as professional fees, site management, welfare, site set up and skips are factored in, the total estimated cost is around £110,000. These costs are subject to change when works are on site, due to any unforeseen issues being discovered.
- 3.6 In regard to the proposed procurement route for the proposed works, Officers will select a contractor off '*The Framework for the Provision of Trades Contractors (2021 – 2025)*'. Utilising this Framework will enable Officers to procure the works in a timely manner and avoid any unnecessary delays.

## 4 Next Steps

4.1 Subject to approval from this Board to use monies from the Renfrew Common Good for the restoration and maintenance works, the following steps are proposed:

- Carry out the immediate works to keep the building wind and watertight i.e. the unblocking of all outlets and clearing of standing water from the roof and adding sitex to all windows to stop any water/animal ingress.
- Subject to any necessary planning permissions such as listed building consent, it is proposed to strip out all rot within the building.
- Once the above works are complete, the Council's Estate's team will regularly oversee the building. Any issues will be raised under the Corporate Asset Management Information Systems (CAMIS) and dealt with by Facilities and Property Services (Hard FM).

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## Implications of the Report

1. **Financial** – The cost of the required works are estimated at £110,000, with approval sought for this cost to be funded from cash balances held within the Renfrew Common Good Fund.
2. **HR & Organisational Development** – None.
3. **Community/Council Planning** – None arising directly from this report.
4. **Legal** – The property is owned by Renfrew Common Good.
5. **Property/Assets** – The former Renfrew Police Office is owned by Renfrew Common Good and currently maintained by Renfrewshire Council as part of the wider portfolio and public building repairs.
6. **Information Technology** – None.
7. **Equality & Human Rights** – 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. If 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** – All improvements are managed and maintained to comply with Health and Safety legislation with guidance given by Corporate Health and Safety.
9. **Procurement** – Required works will be contracted under the Framework for the Provision of Trades Contractors (2021 – 2025)

10. **Risk** – Without works being undertaken, the property will continue to fall into a further state of repair.
  11. **Privacy Impact** – None.
  12. **COSLA Policy Position** – None.
  13. **Climate Change** – None.
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**List of Background Papers** – None.

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