

To: Infrastructure Land & Environment Policy Board

On: 24 May 2023

Report by: Chief Executive

Heading: Robertson Centre, 16 Glasgow Road, Paisley, PA1 3QG

1. Summary

- 1.1 The purpose of this report is to seek approval to declare Robertson Centre, Paisley surplus to operational requirements and to instruct the marketing for sale of the buildings and site.
 - 1.2 The building and associated car parking are located at 16 Glasgow Road, Paisley, in an area of mixed use, as per the attached plan in Appendix 1.
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2. Recommendations

- 2.1 It is recommended that the Infrastructure Land & Environment Policy Board declares that the buildings and site, as indicated within Appendix 1 attached, are surplus to operational requirements to enable the marketing for sale of the buildings and site.
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3. Background

- 3.1 The Robertson Centre is a two storey building of traditional construction, built in 1923 as the headquarters for the Renfrewshire Education Authority. The building was refurbished in 2010 and has been leased out since 2011. The building is not listed.
- 3.2 The Robertson Centre has been leased to the RVJB (Renfrewshire Valuation Joint Board) since 2011.

The Board will be aware that the RVJB consists of Renfrewshire, East Renfrewshire and Inverclyde Council's and is the body responsible for valuing properties for Council Tax purposes and Non Domestic Rates along with maintaining the Electoral Roll. Each Council makes a proportionate contribution to the running costs, with Renfrewshire Council being the lead authority.

- 3.3 In November 2018 authority was granted to extend the lease to the RVJB until March 2024 and alter the area leased from the whole building to the ground floor only.
- 3.4 The area vacated by RVJB on the first floor in 2018 was used to accommodate One Ren (Renfrewshire Leisure as was) during the period of the Museum's project. Due to the COVID 19 hiatus, the period of use has extended longer than expected however they will remove from the space by March 2024, sooner if possible, as the Paisley Museum refurbishment nears completion.
- 3.5 It is intended that the lease to RVJB will terminate in March 2024. There are on going discussions to accommodate RVJB thereafter within Renfrewshire House although they are at liberty to consider other locations in any of the relevant Council areas.
- 3.6 Due to changing working practices following the pandemic there is a surplus of office accommodation at Renfrewshire House resulting in no Council demand for the vacant space at the Robertson Centre.
- 3.7 In order to assist in rationalising Renfrewshire Council's property holding against a background of reduced budgets and in order to generate a capital receipt as well as attract new investment to the centre of Paisley, it is proposed to declare the Robertson Centre surplus and market for sale.

4. Next Steps.

- 4.1 A development brief is being prepared for approval in parallel with this report and this will be considered by the Council's Planning and Climate Change Policy Board. This brief will set out expectations in terms of any subsequent proposal for reuse of the site.
- 4.2 Discussion will continue with the RVJB regarding their accommodation within Renfrewshire House. It is intended RVJB will be accommodated at the Robertson Centre until they are accommodated in Renfrewshire House or elsewhere.
- 4.3 Marketing of the Robertson Centre to begin as soon as practically possible in order that the period it is vacant is kept to a minimum.

Implications of the Report

- 1. **Financial** – Savings on utilities, rates and repairs and maintenance. Future capital receipt.

2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – Title search to be completed prior to sale. Formal termination of lease to RVJB at end date.
5. **Property/Assets** – As per this report.
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 because no groups or individuals have any involvement currently at the property. 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** – None.
9. **Procurement** – Not applicable.
10. **Risk** – None.
11. **Privacy Impact** – Not applicable.
12. **Cosla Policy Position** – Not applicable.

List of Background Papers – None.

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Renfrewshire
Council

Robertson Centre, Glasgow Road, Paisley

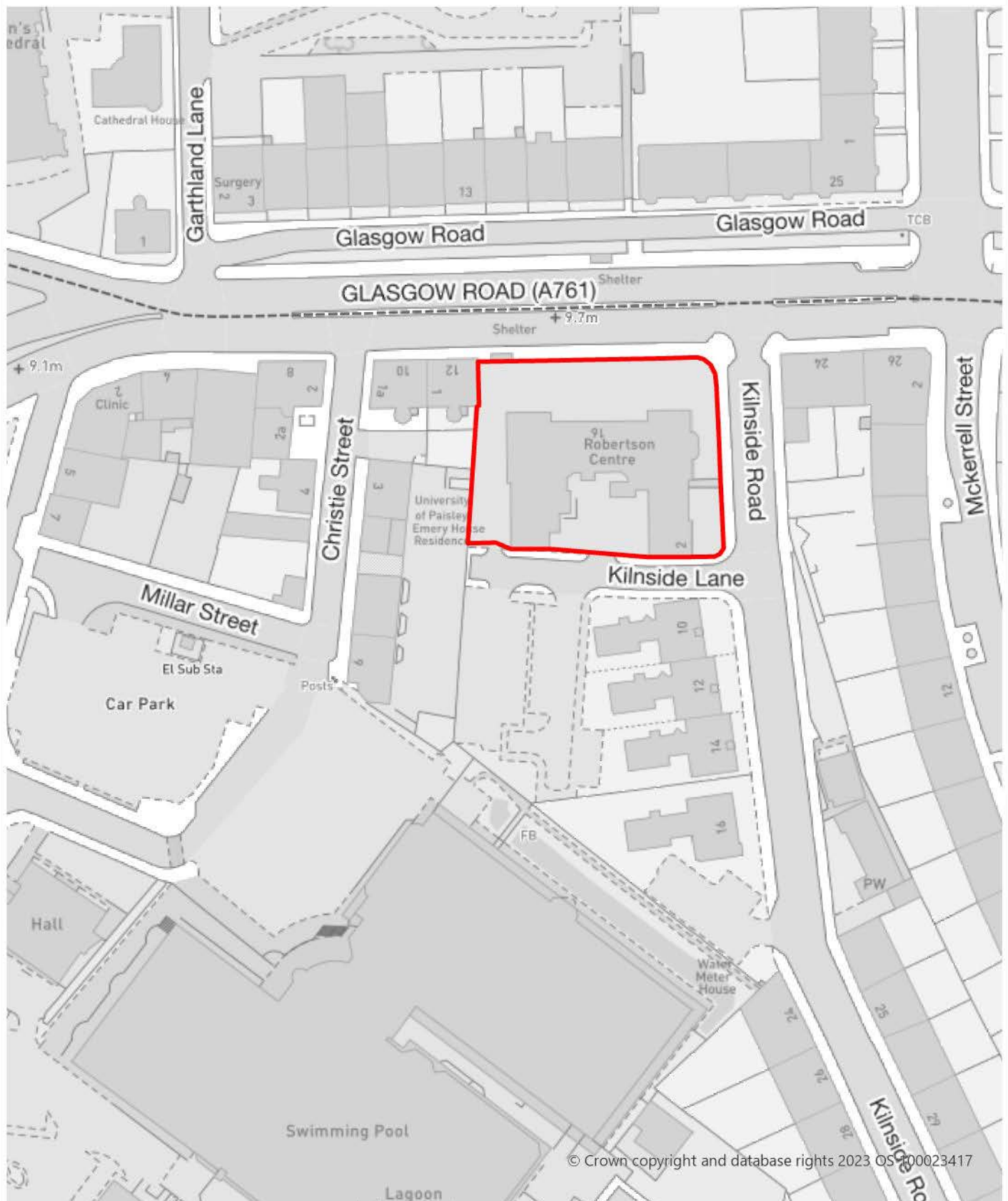
Report Plan Ref. E3360



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