

**To: Infrastructure Land & Environment Policy Board**

**On: 8 November 2023**

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**Report by: Chief Executive**

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**Title: Robertson Centre, 16 Glasgow Road, Paisley,**

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## **1. Summary**

- 1.1 The purpose of this report is to seek approval to extend the Renfrewshire Valuation Joint Board lease at the Robertson Centre by one year to support relocation negotiations and works.
  - 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 approve an extension of the existing lease, on the same terms, by one year until 31 March 2025.
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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 It was intended that the current lease would terminate in March 2024 and approval was granted at ILE Board in May 2023 for the building to be declared surplus and marketed.
- 3.5 Post COVID the ways of working at Renfrewshire House, Council owned headquarters building, have changed, with fewer staff working every day from the location. An opportunity has therefore arisen to re-locate Council staff from leased properties and reduce property costs. There is also an opportunity to accommodate other tenants in the building and improve income and spread running costs.
- 3.6 There are ongoing discussions to accommodate RVJB within Renfrewshire House, although they are at liberty to consider other locations in any of the relevant Council areas. The discussions have been positive however against the background of in-house staff moves into Renfrewshire House it has proved more complex than anticipated to assess suitable space requirements and agree terms. Time will also be required to undertake any facilitating works necessary.
- 3.7 The timing of a move would also require to accommodate RVJB work relating to the next General election due by January 2025.
- 3.8 In order to allow further time to negotiate the optimum space, undertake any necessary works and accommodate election work it is proposed that the existing lease is extended by a further year on the same terms (N.B. the repayment for capital works done in Robertson House will stop as planned).
- 3.9 Work to market the Robertson Centre for sale will continue during this extended period with the aim of agreeing a sale to coincide with the extended lease end date at March 2025.

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## Implications of the Report

1. **Financial** – One year's annual rental (£54,000 exclusive) to be received.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.

4. **Legal** – Minute of extension (or similar) is required.
5. **Property/Assets** – As per this 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 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.

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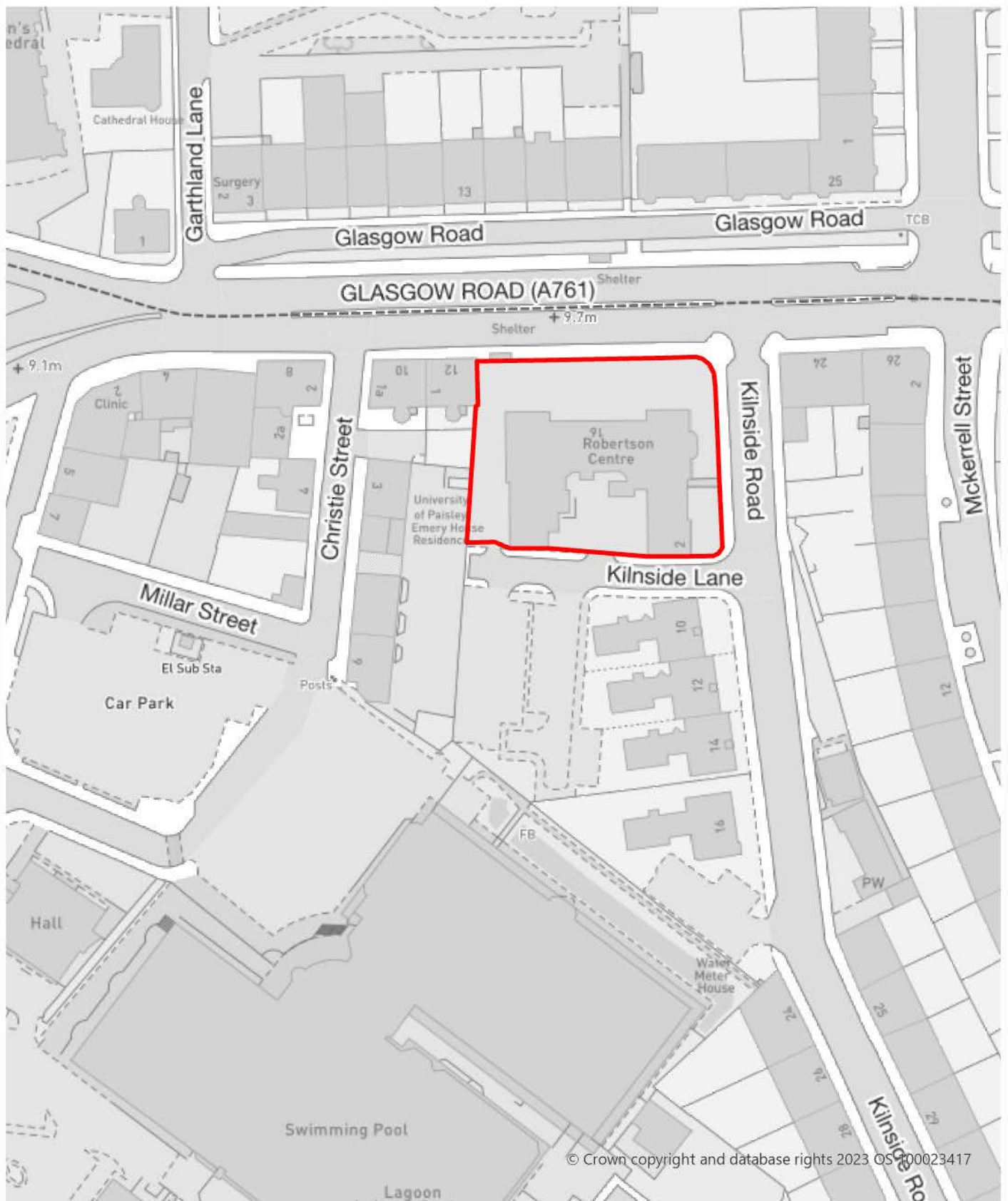
**List of Background Papers** – None.

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# Robertson Centre, Glasgow Road, Paisley Report Plan Ref. E3360



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