

To: Council

On: 20 April 2017

Report by: Director of Finance & Resources

Heading: Lifecycle Maintenance Upgrade – Paisley Town Hall

1. Summary

- 1.1 This report provides the Council with an update on preliminary surveys and proposals to develop options for necessary lifecycle maintenance work to be progressed in Paisley Town Hall. The proposed investment reflects both the Council's well established long term lifecycle maintenance programme and the programme to support the modernisation of key venue locations which form an integral part of both the heritage led regeneration agenda for the town centre and the UK City of Culture 2021 bid.
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2. Recommendations

- 2.1 It is recommended that the Board
- notes the content of this Report.
 - remit officers to report back to Council, or the appropriate Board, with options for the maintenance and improvement of Paisley Town Hall

3. Background

- 3.1. The Council has operated for a number of years a financial planning commitment to fund a rolling capital lifecycle maintenance programme as part of protecting the long term condition and suitability of key physical assets

critical to the delivery of high quality services. These capital resources have been directed towards a prioritised programme of managed capital investment interventions focused upon supporting a capital lifecycle maintenance regime primarily directed at preserving the long term condition of the external fabric of key buildings and the internal mechanical and electrical engineering installations.

- 3.2 In this respect, the Council's portfolio of key Town Hall assets in Paisley, Renfrew and Johnstone have undergone significant investment over recent years recognising the key role they play in our vibrant town centre communities. A full £5million refurbishment of Renfrew Town Hall was completed in 2011, with a £15million new build Town Hall facility being delivered in Johnstone in 2015. In 2013, a partial £3million refurbishment programme was completed on Paisley Town Hall which delivered long term maintenance improvements to key elements of the building. This programme of refurbishment was primarily focused on works to the external stonework, elements of the roof and reconsideration of disabled access to the front of the building. Very limited internal intervention was delivered with some internal improvements made to the reception and toilets facilities.
- 3.2. In respect to the internal of the building, preliminary surveys and maintenance operations have identified the electrical and mechanical installation elements to be nearing end of life status. Consequently, the town hall has been identified as requiring priority investment as part of the Council's capital lifecycle maintenance programme in order to protect the long term condition and operational suitability of the building.
- 3.3. In undertaking an internal lifecycle maintenance programme of this scale and nature, it is appropriate from both a financial and operational perspective to consider what other interventions the Council may wish to implement at the same time. Similar to the outcomes achieved at both Renfrew and Johnstone Town halls, in addition to protecting the long term operational condition of the building, a key objective of any significant investment of this nature would be to deliver improvements that would modernise and future-proof how the facility operates as a contemporary town centre venue.
- 3.4. As members are aware, the Council has committed to bidding for the UK City of Culture in 2021 and a report on the Bid submission is presented for approval by Council on the Agenda at 10. In recognition of the commitment made by the Council and to support the bid for the City of Culture, Council (16 February 2017) earmarked resources to address backlog maintenance and support the development and regeneration of key venue properties. Paisley Town Hall is recognised as a key venue to support not just the 2021 bid, but also as part of the Council's wider town centre heritage regeneration plans.
- 3.5. In this context, it is proposed that a number of options for investment proposals are developed, appraised and assessed for Paisley Town Hall and reported to back to a future Council or appropriate Board meeting. The options will consider a range of potential interventions to address the priority

lifecycle maintenance requirements as well as opportunities that could be delivered at the same time to modernise the operational working, capability and ultimately offering that the building could provide as a contemporary venue in the town centre.

Implications of the Report

1. **Financial** – any financial implications will be outlined in the subsequent report to be presented to a future Council or appropriate Board meeting
2. **HR & Organisational Development** – Not Applicable.
3. **Community Planning** – Not Applicable
4. **Legal** – Not Applicable
5. **Property/Assets** – As per report.
6. **Information Technology** – Not Applicable
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. 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** – Not Applicable.
9. **Procurement** –Not Applicable.
10. **Risk** – Not Applicable.
11. **Privacy Impact** – Not Applicable.

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