

To: Council
On: 15 December 2016

Report by: Director of Development and Housing Services

Heading: Paisley Town Centre Regeneration (Learning and Cultural Centre)

1. Summary

- 1.1 The Paisley Heritage Asset Strategy which was approved in January 2014 set out an ambitious vision for Paisley including the development of a signature museum project of national status, developing opportunities to improve the visitor offer and rebrand Paisley as a visitor destination, providing employment and regeneration opportunities. The Paisley Museum redevelopment is the flagship project of the strategy and linked to this is the relocation of the existing Paisley Library to a new location in the High Street.
- 1.2 The Economy and Jobs Policy Board on 18 November 2015 approved an allocation of £2.7million from approved regeneration funds toward the relocation of the library as part of the wider museum regeneration project.
- 1.3 The existing library attracts a large number of visits per year (131,000) and provides a space for a broad spectrum of local residents to browse and borrow books and take part in activities. The relocation of the library will enable the current service to be enhanced and, will facilitate a growth in activities for children and young people, and will provide a fully modern and accessible facility. The High Street location provides the additional benefit of bringing back into use a vacant property and will fulfil one of the aims of the Regeneration Strategy by encouraging additional footfall with potential positive benefits for local traders.
- 1.4 Following the purchase of 22/22a High Street in June 2016 work has been undertaken to examine options for refurbishment of the property to make it suitable to house the new Learning and Cultural Centre. In the course of this work a number of options have been considered the estimated cost of which range from £2.6 million to £5.1 million, depending on the extent of refurbishment or rebuild involved. The recommended optimal solution retains the existing facade at the upper levels with a complete new build behind at an estimated cost of £5 million.

- 1.5 This report sets out the options available to members and recommends that option 4 be approved as the preferred solution, subject to the outcome of the current bid for Regeneration Capital Grant Funding.

2. Recommendation

- 2.1 It is recommended that the Council:-
- i. Approve option 4, as the preferred option for the new learning and cultural centre.
 - ii. Subject to the outcome of the Regeneration Capital Grant Funding application, agree to allocate an additional £800,000 capital resources towards the cost of the project, funded from secured capital receipts.
 - iii. Agree that officers will take forward the commissioning of detailed studies and surveys of the building at 22 High Street which would be required regardless of which option proceeds.
 - iv. Agree that should the Scottish Government RCGF funding application be unsuccessful the matter will be brought back for member's further consideration.

3. Background

- 3.1 Paisley and its town centre is vital to the economic and social performance of all of Renfrewshire. The Paisley Heritage Asset Strategy which was approved in January 2014 sets out an ambitious vision for Paisley including the development of a signature museum project of national status, developing opportunities to improve the visitor offer and rebrand Paisley as a visitor destination, providing employment and regeneration opportunities. The Strategy highlights the potential to significantly improve the performance of Paisley's tourism economy. The Paisley Museum redevelopment is the flagship project of the regeneration strategy, and linked to this is the relocation of the existing Paisley Library to a new location in the High Street.
- 3.2 The Economy & Jobs Board of 18 November 2015 agreed to allocate funding of £2.7m toward the redevelopment of Paisley Central Library. In keeping with the aims of the regeneration strategy, a town centre location was sought and the property at 22/22a High Street Paisley was identified as a suitable location, to accommodate the new Learning and Cultural Hub. The purchase was concluded in June 2016. The relocation of the library will enable the current service to be enhanced and, will facilitate a growth in activities for children and young people, and will provide a fully modern and accessible facility. The High Street location provides the additional benefit of bringing back into use a vacant property and will fulfil one of the aims of the Regeneration Strategy by encouraging additional footfall with potential positive benefits for local traders.
- 3.3 Following the purchase of the property work was undertaken to investigate options to make it suitable to house the Learning and Cultural Centre. A design options appraisal was completed. This has presented four potential development opportunities:

- Option 1, minimal intervention Estimated £2.6million
- Option 2, major refurbishment Estimated £4.0million
- Option 3, complete demolition and new build Estimated £5.1million
- Option 4, retention of existing façade at upper floors Estimated £5.0million

3.4 Option 1: The structure is retained to the ground and first floors, and where possible on the second floor. No use is made of basement or third floor. The building envelope is brought up to contemporary insulation standards and all services renewed. While this option can be delivered within the funding currently set aside, the building layout limits natural light, and the space available would be less than currently provided within the existing library.

Option 2: This option would make use of all floors and involves a major remodelling of the upper floors; this would bring natural light into the depth of the plan, and create additional display space. This meets the requirements of the brief. However, the rear emergency exit route although compliant is sub optimal.

Option 3: is based on a demolition and new build. This would make full use of the available space, and bring natural light into the building. It would provide space for display of all items, as a purpose built facility it would deliver fully on the brief and requirements, but would require demolition of the historic building frontage.

Option 4: provides all the benefits of a new build development together with the retention of the historic building frontage. This is considered the most appropriate development particularly due to the historic value of the upper level facade within the Conservation Area and adjacent to a number of listed buildings.

4. **Scottish Government Grant**

- 4.1 The Scottish Government's Regeneration Capital Grant Fund (RCGF) opened to applicants in early 2016. This fund supports locally developed regeneration projects that involve local communities and build local capacity.
- 4.2 The Council was successful in its application to the first stage of the (RCGF) 2017/18 programme, seeking £1.5million towards the Learning and Cultural Centre project. The original RCGF programme would have seen the Council submit a second stage application in the Autumn of 2016 with the outcome known in November 2016. A change to the RCGF programme resulted in the second stage application being submitted in November, with the outcome now due in February 2017.
- 4.3 Subject to approval of members of option 4, should the Council secure RCGF grant, the funding gap to deliver this option will be approximately £800,000. If

the Council is unsuccessful and fails to secure RCGF grant, then officers will submit a further report to members for consideration.

5. **Next Steps**

- 5.1 The Council and its partners are committed to delivering a Learning and Cultural Hub in Paisley High Street as part of the ongoing regeneration of Paisley Town Centre. This project is a key milestone of the associated Paisley Museum Redevelopment, the flagship project of the Paisley Town Centre Heritage Asset Strategy.
 - 5.2 The Council is currently in the process of commissioning a series of more detailed studies and surveys of the building at 22 High Street which will allow a more accurate determination of anticipated project costs and help refine the design brief for the building.
 - 5.3 The ongoing survey and initial work is required regardless of the final design agreed, and therefore this work will continue while the decision on RCGF funding is outstanding.
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Implications of the Report

1. **Financial** – Existing agreed funding for this project utilises approved Council budgets for the implementation of the Paisley Town Centre Heritage Asset Strategy, approved by Council in February 2014 and February 2015. Financial monitoring of this budget is undertaken by the Paisley Regeneration Programme Board. Grants awarded to the Council supplement this budget and will be monitored in accordance with the terms and conditions of grant. The £800,000 additional funding required will be allocated from available capital resources and secured capital receipts.
2. **HR & Organisational Development** – The Learning and Cultural Hub, once implemented, will be operated and run by Renfrewshire Leisure. They will determine the HR and OD specification for the operation in due course.
3. **Community Planning –**
Community Care, Health & Well-being - The delivery of actions within the Heritage Asset Strategy have the potential to positively impact on physical, emotional and mental health and wellbeing.
Jobs and the Economy – The Learning and Cultural Hub project will contribute to meeting the outcomes of the Community Plan to;
 - Be one of the best locations in Scotland to invest, in terms of its people, businesses and local communities.
 - Have a growing local economy creating employment for a well trained, qualified and motivated workforce where unemployment is reduced and employment opportunities are growing.
 - Have attractive environments and successful town centres created through successful area regeneration that contribute positively to local community and economic growth

Safer and Stronger - Implementing the Learning and Cultural Hub project will assist Renfrewshire citizens to have a positive attitude to their community.

4. **Legal** – None
5. **Property/Assets** – The Council now own the property identified for the new Hub at 22 High Street, Paisley.
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** – None
9. **Procurement** – None
10. **Risk** – In compliance with potential Scottish Government grant terms and in accordance with the Council's Project Management Framework, the Learning and Cultural Hub project will actively monitor key risks, budgets and issues associated with project delivery.
11. **Privacy Impact** - None

List of Background Papers

- (a) Report to Planning and Property Board: 15th March 2016 'Paisley Library Relocation'
- (b) Economy and Jobs Board: 18th November 2015 'Paisley Heritage Asset Strategy: Progress Report 4'

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