

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

**On: Wednesday 8 November 2017**

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**Report by: Director of Finance & Resources**

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**Heading: Renfrew Police Station/Renfrew Victory Baths  
Feasibility Study**

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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 progress a study to develop a range of costed options for the refurbishment of Renfrew Police Station and Renfrew Victory Baths to inform future consideration and decisions in respect to the long term maintenance and use of these Common Good assets.
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**2. Recommendations**

- 2.1 It is recommended that the Finance, Resources and Customer Services Policy Board;
- 2.1.1 Approve the use of Renfrew Common Good resources to deliver a study and condition survey information to inform future consideration in respect to the long-term maintenance and use of these Common Good assets.
- 2.1.2 Note that a follow up report outlining the output from this study will be presented to an appropriate future cycle of the policy board for consideration.

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### 3. **Background**

- 3.1 Council (18 May 2017) agreed the Finance, Resources & Customer Services Policy Board remit would include policy in relation to the management and investment of Common Good funds.
- 3.2 The Old Renfrew Police Station is a grade 'B' listed 'Common Good' property which was subject to a lease to the Police since local government re-organisation in 1996, albeit the Police occupied the building since its construction in 1910 until 2015. The lease has now been terminated and the building has been vacant since lease termination. Dilapidations negotiations are ongoing with Police Scotland. To date there has been minimal speculative interest in future use(s) of the building.
- 3.3 Renfrew Victory Baths is a grade B listed 'Common Good' property dating from 1921. The property is leased to Renfrewshire Leisure who manage and maintain the facility.
- 3.4 As custodians of the Common Good portfolios, to address both properties, it is proposed to engage consultant(s) to work with Council officers and Renfrewshire Leisure to undertake condition surveys and develop a range of costed options to inform future consideration in respect to the long-term maintenance and use of these Common Good assets.
- 3.5 Consultants will be used to complement in-house resources where particular disciplines/specialisms are not currently available.
- 3.6 The study outputs will include condition surveys and associated long term investment requirements as well as how the physical infrastructure can support service provision.
- 3.7 Consultant(s) will be engaged, as required, in accordance with Council's Standing Orders relating to Contracts
- 3.8 The estimated total cost of the Feasibility Study, including in-house resources and Consultant(s), is c. £40,000. (tbc) which it is anticipated will be exceeded by income generated from 3.2 above.

## **Implications of the Report**

1.           **Financial**  
The cost of the Feasibility Study will be met from current Renfrew Common Good resources.
2.           **HR & Organisational Development**  
None.
3.           **Community Planning**  
  
None
4.           **Legal**  
None
5.           **Property/Assets**  
The Feasibility Study will provide condition survey data and develop potential Options for both properties.
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 for example it is for noting only. 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**  
The Procurement procedures outlined within this report ensure that the Council meets its statutory requirements in respect of procurement procedures, efficiency and modern Government.
10.          **Risk**  
None
11.          **Privacy Impact**  
None.

12. **Cosla Policy Position**  
Not applicable.
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**List of Background Papers**

- (a) None
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**Author** Joe Lynch  
Head of Property  
0141 618 6159  
joe.lynch@renfrewshire.gov.uk