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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>29 August 2019</b>
<b>Report By:</b>	<b>Corporate Director Environment, Regeneration &amp; Resources</b>	<b>Report</b>	<b>LP/104/19</b>
<b>Contact Officer:</b>	<b>Alan McClintock</b>	<b>Contact No:</b>	<b>01475 712444</b>
<b>Subject:</b>	<b>King George VI Building – 9-11 King Street, Port Glasgow</b>		

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## 1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee on the structural condition of the King George VI building and the reasons for temporarily suspending the Works.

## 2.0 SUMMARY

- 2.1 The proposal was the subject of a report to this Committee in January 2018 intimating a two phased approach with the first phase to refurbish the roof to make safe and weathertight and the second phase to alter and refurbish the building for community use.
- 2.2 The Committee approved the expenditure of part of the budget for Phase 1 and that residual funding be retained for use in Phase 2.
- 2.3 It was reported to the Committee on 2 May 2019 that the Phase 1 works had identified significant dry rot, wet rot and woodworm and that most of the timbers would have to be stripped out. The Committee approved the reorganisation of works between the phases and that some of the residual funding for Phase 2 would be used in Phase 1. The estimated project cost of Phase 1 would be £730,000. The residual funding was therefore £270,000 and to be expended on Phase 2.
- 2.4 With the removal of most of the timbers and by hacking back the render over the stonework we have discovered additional structural distress to the building which will result in demolition of most of the rear wall including the spiral stair and this work must be undertaken in Phase 1 for safety reasons.
- 2.5 A full cost analysis is in progress but has not been concluded to date. It is apparent that the cost of making the building structurally secure, wind and watertight may be in excess of the budget and in accordance with Standing Orders we have suspended the Works until we have determined a more accurate cost.

## 3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the current position as regards the structure and funding and that a detailed report will be available at the next Committee meeting.

**Scott Allan**  
**Corporate Director**  
**Environment, Regeneration &**  
**Resources**

## 4.0 BACKGROUND

- 4.1 This proposal was the subject of a report to this Committee in January 2018 intimating a two phased approach with the first phase to refurbish the roof to make safe and weathertight and the second phase to alter and refurbish the building for community use.
- 4.2 The Committee approved the expenditure of part of the budget for Phase 1 and that residual funding be retained for use in Phase 2.
- 4.3 A further report to this Committee on 27 November 2018 confirmed the estimated project cost of Phase 1 as £530,000. The residual funding was therefore £470,000 and to be expended on Phase 2.
- 4.4 It was reported to the Committee on 2 May 2019 that the Phase 1 works had identified significant dry rot, wet rot and woodworm and that most of the timbers would have to be stripped out. See diagram 1. The Committee approved the reorganisation of works between the phases and that some of the residual funding for Phase 2 would be used in Phase 1. The estimated project cost of Phase 1 would be £730,000. The residual funding was therefore £270,000 and to be expended on Phase 2.

4.5

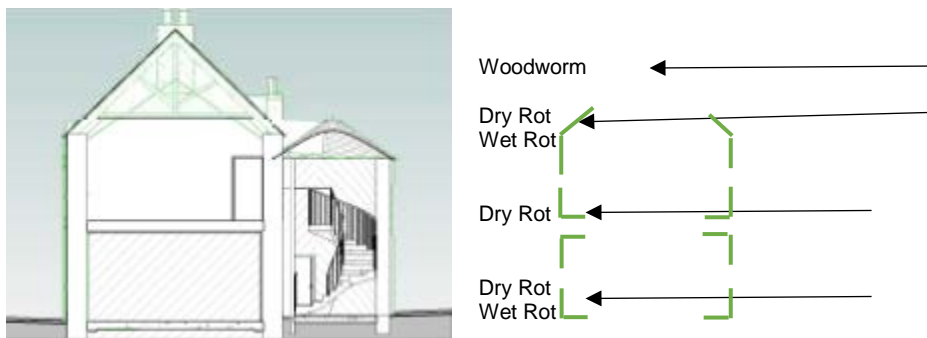


Diagram 1

- 4.6 It was also reported that the spiral stair had a significant lean, is considered dangerous and we would discuss remedial action with Historic Environment Scotland (HES) and to delay any work to the stair until Phase 2. HES has now confirmed that we can demolish the stair.
- 4.7 With the removal of most of the timbers and by hacking back the render over the stonework we have discovered additional structural distress to the building which will result in demolition of most of the rear wall including the spiral stair and this work must be undertaken in Phase 1 for safety reasons.
- 4.8 The spiral stair is leaning out but we have now established that it is pulling out part of the rear wall. See diagram 2 and 3 and photograph 1.

4.9

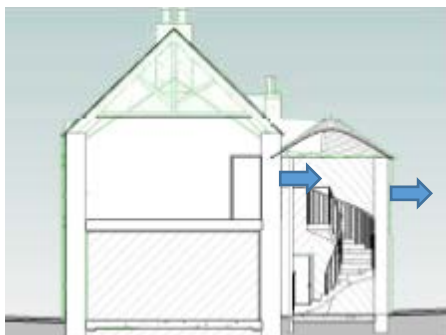


Diagram 2

4.10

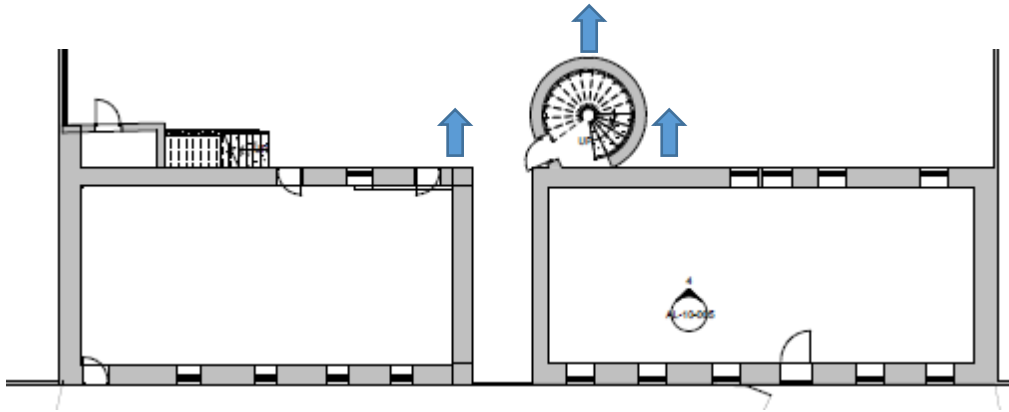


Diagram 3

4.11



Photograph 1

4.12 A detailed survey of the structural integrity of the rear wall has now established that a significant part of the rear wall must be removed and rebuilt. See Diagram 4.

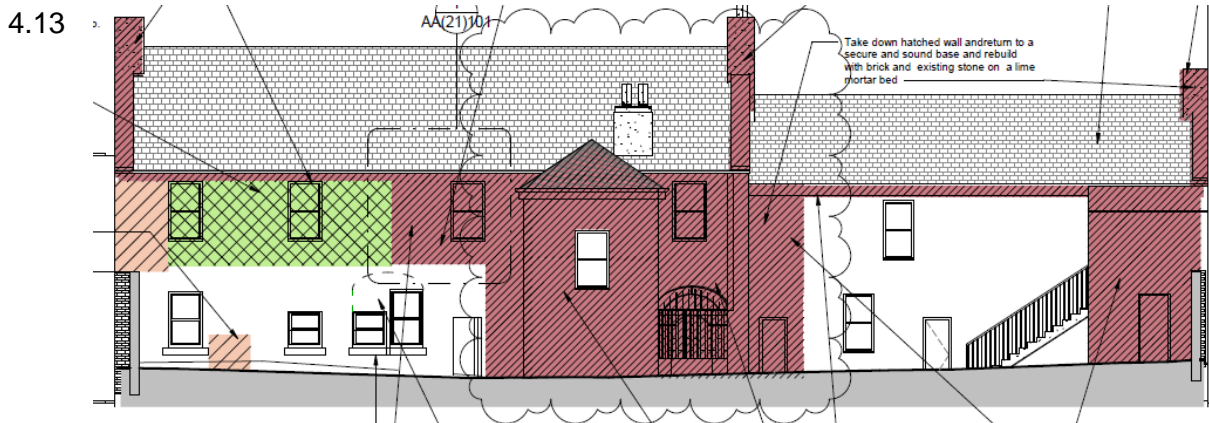


Diagram 4 Rear Elevation

4.14 A full cost analysis is in progress but has not been concluded to date. It is apparent that the cost of making the building structurally secure, wind and watertight may be in excess of the budget and in accordance with Standing Orders we have suspended the Works until we have determined a more accurate cost.

4.15 A significantly expensive element is the stone restoration to the rear of the building. We are currently undertaking value engineering to find ways of rebuilding the defective stone walls more economically. Should this be possible, agreed by HES, and contained within the existing budget we will recommence the works. Should this not be possible within the budget we will prepare a report to the next committee cycle outlining options and costs.

4.16 The priority will be to retain some parts of the structure for future development.

## 5.0 IMPLICATIONS

### Finance

5.1 There are no financial issues.

### Legal

5.2 There are no legal issues.

### Human Resources

5.3 There are no human resources issues.

### Equalities

5.4 Has an Equality Impact Assessment been carried out?

	YES (see attached appendix)
X	NO - This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required. See below.

Individual projects consider DDA issues as part of the development of the detailed designs and Building Standards approval (where required). There are no equalities issues.

### **Repopulation**

- 5.5 The regeneration works outlined in this report should contribute to retaining and increasing the population within the area. There are no repopulation issues.

## **6.0 CONSULTATION**

- 6.1 There are no direct staffing implications in respect of the report and as such the Head of Organisational Development, HR and Communications has not been consulted.
- 6.2 There are no legal issues arising from the content of this report and as such the Head of Legal and Property Services has not been consulted.

## **7.0 LIST OF BACKGROUND PAPERS**

- 7.1 None