
Report To:	Environment & Regeneration Committee	Date:	31 October 2019
Report By:	Corporate Director Environment, Regeneration & Resources	Report No:	LP/124/19
Contact Officer:	Alan McClintock	Contact No:	01475 712444
Subject:	King George VI Building – 9-11 King Street, Port Glasgow		

1.0 PURPOSE

- 1.1 The purpose of this report is to update the Committee on the works required to make the building structurally sound, wind and watertight and to seek approval to increase the works cost to £1,000,000.

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 agreed 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 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 In accordance with Standing Orders, the works were suspended until we could determine the appropriate remedial action and related costs. The Contractor has demobilised, however the scaffold to the front, back and interior remain and accrue continued costs.
- 2.6 The specification for the works has been modified in discussion with Historic Environment Scotland (HES) and a design prepared to make the building structurally sound, wind and watertight. The estimated project cost of Phase 1 would be £1,000,000 which would expend the existing approved funding and the residual funding of £270,000. There will be no residual funding remaining for Phase 2.
- 2.7 The objective is to form a structurally sound building which is wind and watertight and which can be 'mothballed' for later development. There will be one access door to the upper floor and a temporary floor to allow inspection.

- 2.8 The works can be contained within the available budget and to mitigate ongoing costs proceeding the Committee, Emergency Powers were approved by Councillors McCormick, Clocherty and Curley and the Chief Executive to proceed with the works.
- 2.9 Should unforeseen circumstances result in additional works beyond the identified scope, any additional cost will be funded from the Core Property General Allocation Budget.

3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the current position as regards the structure and funding, approves the expenditure of all of the available budget and notes the use of the emergency powers procedure to approve the recommencement of the works.

**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 agreed 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 It was also reported that the spiral stair had a significant lean, was 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.
- 4.6 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.
- 4.7 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. This is illustrated as all the shaded areas in Diagram 1.



Diagram 1 Rear Elevation

- 4.9 In accordance with Standing Orders, the works were suspended until we could determine the appropriate remedial action and related costs. The Contractor has demobilised, however the scaffold to the front, back and interior remain and accrue continued costs.
- 4.10 The specification for the works have been modified in discussion with Historic Environment Scotland (HES) and a design prepared to make the building structurally sound, wind and watertight. The estimated project cost of Phase 1 would be £1,000,000

which would expend the existing approved funding and the residual funding of £270,000. There will be no residual funding remaining for Phase 2.

4.11 The works will include the following:

- Partial demolition of the three gable walls and rebuilding in brick. The exposed gables above the roof line to be rendered.
- Partial demolition of the rear wall as illustrated in Diagram 1 (paragraph 4.8).
- Salvaged stone to be used for the rebuilding of the arched area. Remaining walls to be rebuilt in brick.
- Rear elevation to be rendered.
- Spiral stair to be demolished and replaced at a later date subject to funding.
- Stair to Masonic Hall to be retained for temporary access although access lobby to be removed.
- Flooring to be removed and joists installed to create single upper floor level. Temporary floor boarding installed for safe access.
- Several roof trusses at the Masonic side to be retained and additional trusses installed to replace removed trusses throughout.
- All roofs to have sarking, felt and slate finish.

4.12 The objective is to form a structurally sound building which is wind and watertight and which can be 'mothballed' for later development. There will be one access door to the upper floor and a temporary floor to allow inspection.

4.13 The works can be contained within the available budget and to mitigate ongoing costs proceeding the Committee meeting, Emergency Powers were approved by Councillors McCormick, Clocherty and Curley and the Chief Executive to proceed with the works.

4.14 Should unforeseen circumstances result in additional works beyond the identified scope, the cost to be funded from the Core Property General Allocation Budget.

5.0 IMPLICATIONS

Finance

5.1	Cost Centre	Budget heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
	King George VI Refurbishment	Capital	2018/19 2019/20 2020/21 2021/22 Total	150 600k 225k 25k 1,000k		Phase 1 previous years Phase 1 current year Phase 1 next year Retention

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?

X

YES (see attached appendix)

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, Policy 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