
NORTH AYRSHIRE COUNCIL

20 March 2018

Cabinet

Title: **Window Replacement to Old Building at Ardrossan Civic Centre**

Purpose: To seek approval from Cabinet to undertake essential window replacement to the old building at Ardrossan Civic Centre funded from the Ardrossan Common Good.

Recommendation: That Cabinet approves the procurement of essential window replacement to the old building at Ardrossan Civic Centre at an estimated cost of £50,000.

1. Executive Summary

- 1.1 North Ayrshire Council's officers within Property Management & Investment have identified that the condition of the windows to the old building at Ardrossan Civic Centre, which is owned by Ardrossan Common Good, has deteriorated over the past few years to the extent that remedial repairs are no longer economically viable or possible.
- 1.2 It is now recommended that full window replacement is undertaken to replace the timber framed, sash and case windows and other associated ancillary works to the old building. This would improve the overall condition of the property and improve thermal efficiency.
- 1.3 Officers estimate that the cost of the work, which would be procured via Building Services and funded from the Ardrossan Common Good, will amount to around £50,000.
- 1.4 Ardrossan Common Good Fund had an accumulated balance at 31 March 2017 of £157,924.

2. Background

- 2.1 The property at Glasgow Street, Ardrossan is owned by Ardrossan Common Good and is a B listed building. It is a community hall operated by North Ayrshire Council's Community Facilities section. It is the second highest utilised community facility within North Ayrshire with 41 regular lets and 52,072 annual attendance. It hosts many activities catering for a wide range of age groups and also caters for all types of functions including licensed events from concerts, birthday and anniversary celebrations to wedding receptions.
- 2.2 The windows to the old building at Ardrossan Civic Centre are in poor condition. Following water ingress and a series of reactive repairs over the past couple of years, it has been

noted that condition of the windows has deteriorated to the extent remedial repairs are no longer economically viable with replacement being the only alternative.

- 2.3 Ardrossan Common Good Fund currently receive an annual rent of £38,500 per annum for Ardrossan Civic Centre.
- 2.4 Ardrossan Common Good Fund had an accumulated balance at 31 March 2017 of £157,924. Disbursement of grants depends on rental income from Ardrossan Civic Centre as well as interest income from the accumulated balance.
- 2.5 Interest on the accumulated balance for 2016/17 amounted to £934. If the accumulated balance reduces by £50,000 (and assuming no other financial changes) this figure would drop to £617.

3. Proposals

- 3.1 It is recommended that full window replacement is undertaken to replace the timber framed, sash and case windows and other associated ancillary works to the old building.
- 3.2 This project would be procured via Building Services initially and be subject to existing processes and procedures for award, as well as subject to best value.
- 3.3 An estimated budget of £50,000 is required by Ardrossan Common Good for this project. This is based on best information currently held by Property Management & Investment.

4. Implications

Financial:	The estimated cost of the works outlined at 3.1 is £50,000. Ardrossan Common Good Fund, which would require to pay for the works, had an accumulated balance at 31 March 2017 of £157,924.
Human Resources:	None.
Legal:	None.
Equality:	None.
Children and Young People:	None.
Environmental & Sustainability:	The impact of the window replacement proposed will improve the overall condition and thermal efficiency of the building.
Key Priorities:	This work aligns to the Council's strategic priority of "Protecting and enhancing the environment for future generations".
Community Benefits:	Not applicable at this stage.

5. Consultation

- 5.1 Local elected members and Property Management and Investment were consulted in the preparation of this report.

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CRAIG HATTON
Executive Director (Place)

For further information please contact **Laurence Cree, Senior Manager (Property, Management & Investment)** on **(01294) 324463**.

Background Papers

N/A