

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

**Housing, Environment and Economic Development Committee:
2 February 2011**

Subject: Overtoun House Christian Centre, Milton Brae, Milton, G82 2SH

1. Purpose

- 1.1** This report seeks to update the Committee of progress in respect of the completion of the refurbishment and conversion works of Overtoun House by the tenants, Overtoun House Christian Centre, for the term 31 December 2009 to 31 December 2012.

2. Background

- 2.1** Overtoun House is let by West Dunbartonshire Council to Overtoun House Christian Centre on a 35 Year lease which terminates on 19 September 2036. The purpose of the lease is to facilitate works as noted in 1.1 above which on completion are to provide long term facilities for the benefit of unfortunate groups from within West Dunbartonshire. The proposed restoration works are to be completed by 31 December 2012 as approved by the Housing, Environment and Economic Development Committee of 2 September 2009 and are as follows:-

No.	Task Name	Duration	Start	Finish
1	Total Project Duration	1035 days	Thu 1/1/09	Wed 19/12/12
2	Girls Dorm Room 1 COMPLETE	16 wks	Thu 1/1/09	Wed 22/4/09
3	Girls Dorm Room 2 COMPLETE	16 wks	Thu 23/4/09	Wed 12/08/09
4	Girls Dorm Room 3 COMPLETE	16 wks	Thu 13/8/09	Wed 2/12/09
5	Girls Dorm Room 4 COMPLETE	16 wks	Thu 3/12/09	Wed 24/3/10
6	Girls Dorm Room 5 COMPLETE	12 wks	Thu 25/3/10	Wed 16/6/10
7	Girls Dorm Room 6 COMPLETE	12 wks	Thu 17/6/10	Wed 8/9/10
8	Girls Floor Kitchen 10% COMPLETE	12 wks	Thu 9/9/10	Wed 1/12/10
9	Girls Floor Laundry 10% COMPLETE	9 wks	Thu 2/12/10	Wed 2/2/11
10	Girls Floor Main Hall 60% COMPLETE	9 wks	Thu 3/2/11	Wed 6/4/11

No.	Task Name	Duration	Start	Finish
11	B&B Room 1 40% COMPLETE	12 wks	Thu 7/4/11	Wed 29/6/11
12	B&B Room 2 40% COMPLETE	12 wks	Thu 30/6/11	Wed 21/9/11
13	B&B Room 3 40% COMPLETE	12 wks	Thu 22/9/11	Wed 14/12/11
14	Basement Front Rooms	17 wks	Thu 15/12/11	11/4/12
15	Basement Back Rooms	17 wks	Thu 12/4/12	Wed 8/8/12
16	Basement Main Corridor	17 wks	Thu 9/8/12	Wed 5/12/12
17	Ornate Plaster Work	191 wks	Thu 23/4/09	Wed 19/12/12
18	Specialty Flooring	191 wks	Thu 23/4/09	Wed 19/12/12
19	Continued Rood Repairs as needed	191 wks	Thu 23/4/09	Wed 19/12/12
20	Window Repair as needed	191 wks	Thu 23/4/09	Wed 19/12/12
21	Final Punch List Items	2 wks	Thu 6/12/12	Wed 19/12/12

3. Main Issues

- 3.1** The Committee can note that items 2 to 7 noted in 2.1 above have now been 100% completed. However, formal permission from the Scottish Commission for the Regulation of Care is awaited prior to receiving residents. The Overtoun House Christian Centre has been instructed to complete items 8 to 13 also noted in 2.1 above by end June 2011. An officer from Estates will carry out a monitoring visit in June 2011 and report back to Housing, Environment and Economic Development Committee.

4. People Implications

- 4.1** There are no people implications as a consequence of this item.

5. Financial Implications

- 5.1** Significant security costs are saved whilst the property is in occupation by the Overtoun House Christian Centre.

6. Risk Analysis

- 6.1** Likely damage to 'A' Listed property if lay empty.

7. Equalities Impact

- 7.1** No significant issues were identified in a screening for potential equality impact of this proposal.

8. Conclusions and Recommendations

- 8.1** The Work Plan is progressing well with some areas being refurbished ahead of time.
- 8.2** The Committee is requested to note progress in this matter and the continued monitoring of future progress.

Elaine Melrose

Executive Director of Housing, Environmental and Economic Development

Date: 10 January 2011

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Appendix: None

Background Papers: Estates Section Files

Wards Affected: 3