

WEST DUNBARTONSHIRE COUNCIL

Report by Executive Director of Corporate Services

Cultural Services Sub-Committee – 10 March 2009

Subject: Clydebank Town Hall – Condition Survey

1. Purpose

To provide the Sub-Committee with information on the general condition of Clydebank Town Hall and the repairs and upgrades that are required to bring the building up to an acceptable standard.

2. Background

2.1 Clydebank Town Hall is a Grade B listed building which was designed by the internationally renowned architect James Miller. The foundation stone for the building was laid in June 1900 and the building completed in 1902.

2.2 The Town Hall is one of the few buildings in Clydebank which was relatively unscathed during the 1941 Clydebank Blitz. Immediately following the Blitz it was used as a refuge centre for displaced citizens of the town and also became the rescue co-ordination centre.

2.2 Currently the Town Hall is used for a variety of purposes, such as District Court sittings, Council meetings, marriages, civil partnerships, citizenship ceremonies and offers theatre facilities for local amateur dramatic shows, musical events as well as providing a large venue for wedding receptions and dances. Clydebank Museum is also located within the premises.

3. Main Issues

3.1 A visual condition survey was commissioned by Housing, Environmental & Economic Development in February 2007 and was subsequently carried out by IPF, an external property condition consultant. The main purpose of the survey was to identify, internally and externally, significant defects and areas of disrepair and provide costs for the improvements.

3.2 The survey categorised the repairs required into the following elements and provided costs based on the Council's 2005 Schedule of Rates.

- Ceilings
- Electrical
- External areas

- External walls, windows and doors
- Fixed furniture
- Floors and stairs
- Internal walls and doors
- Mechanical
- Redecoration
- Roofs
- Sanitary services

- 3.4 The Sub-Committee may be aware of the long standing problems with flooding to the Town Hall. A considerable amount of work was carried out to the drainage system in Hall Street by Scottish Water in 2007/08 and this has improved the situation considerably. However, some water does still flood the basement during heavy rainfall.
- 3.5 The majority of the roof is still original and is therefore susceptible to storm damage. Repairs to the roof are now becoming a costly annual necessity. It is therefore essential that prior to any internal upgrades being carried out that the roof be made completely wind and water tight.
- 3.6 The IPF survey also indicates that approximately £230,000 requires to be spent on electrical upgrades to the building.
- 3.7 The 2008/09 revenue budget for maintenance of the Town Hall is £14,730. Approximately 50% of this budget pays for maintenance contracts for essential services such as intruder and fire alarms, servicing of stage lighting and lifting gear, public address systems and kitchen equipment. This leaves little for the general upgrades and improvements that are required to a building that is used regularly by members of the public.

4. Personnel Issues

There are no personnel issues for existing staff.

5. Financial Implications

- 5.1 The 2007/08 General Services Capital Plan included £200,000 for upgrades to the Town Hall. Repairs to the roof were carried out including improvements to chimneys and lead flashings. A considerable amount of rot work was also carried out. Plans to tackle the flooding issues in the basement were hampered due to a major drain collapse in Hall Street. The lengthy programme of work carried out by Scottish Water subsequently delayed the remedial work that was planned within the basement. As a result £114,000 was carried forward to 2008/09. Additionally in 2007/08 a sum of £50,000 was allocated for the replacement of the fire safety curtain in the Large Hall.

- 5.2 In 2008/09 a further £100,000 capital was allocated. The total budget of £214,000 was to include roof repairs however due to issues with the scaffolding design the programme of work was slower than anticipated. Approximately only half of the planned work has been completed and accordingly capital of £131,000 will carry forward as committed expenditure for 2009/10.
- 5.3 Bids for £500,000 for the reroofing of the building and £35,000 to convert a number of cells to useable space have been submitted for 2009/10 and 2010/11 respectively.
- 5.4 The Town Hall requires a considerable financial investment to bring it up to an acceptable condition. This is essential if all of the accommodation within the building has to continue to be made available for hire by members of the public.
- 5.5 It is possible that lets of Town Hall accommodation will decline due to the unsatisfactory condition of some of the rooms available. This would have a negative impact on the income received to the Council from this commercial resource.
- 5.6 The condition survey included a proposed five year investment plan amounting to £931,677.30 for work to the Town Hall as detailed in the appendix to this report.

6. Risk Analysis

- 6.1 The Council's reputation could be adversely affected if the building or parts thereof became unusable due to disrepair.
- 6.2 There is also a potential risk in terms of health and safety to employees and members of the public if the building is not maintained to a satisfactory condition.

7. Conclusion

- 7.1 The Town Hall is a Council asset that should be maximised as a venue that can be used by residents of West Dunbartonshire and neighbouring authorities. It also has the potential to compete with other local venues as a meeting and/or conference centre.
- 7.2 Maintenance of the building has not been adequate over the last 10 years which is supported by the results of the condition survey carried out in 2007.

- 7.3 Unless increased resources become available to maintain the building it is possible that certain areas within the building will become unusable due to health and safety issues and in particularly water ingress.
- 7.4 It should be noted that currently Council has issues in resourcing uncommitted bids and it is recommended that any decision should be made when considering the Capital Plan at the Council meeting at the end of March.

8. Recommendation

The Sub-Committee is asked to note the contents of the report, specifically noting that without an increased allocation of resources the fabric and therefore the use of the building is likely to continue to deteriorate.

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Background Papers: IPF Condition Survey

Wards Affected: All

FIVE YEAR INVESTMENT PLAN PROPOSED BY IPF

Element	2007	2008	2009	2010	2011	Element Totals
Ceilings	£1369.50	£0.00	£0.00	£0.00	£0.00	£1,369.50
Electrical	£5050.00	£195,891.00	£32,500.00	£0.00	£0.00	£233,411.00
External areas	£11,860.00	£0.00	£0.00	£0.00	£0.00	£11,860.00
External walls windows & doors	£120,867.00	£0.00	£0.00	£0.00	£0.00	£120,867.00
Fixed furniture	£500.00	£0.00	£0.00	£0.00	£0.00	£500.00
Floors and stairs	£4431.80	£2412.00	£6688.40	£0.00	£0.00	£13,532.20
Internal walls and doors	£6837.00	£0.00	£0.00	£0.00	£0.00	£6,837.00
Mechanical	£10250.00	£3835.00	£0.00	£0.00	£0.00	£14,085.00
Redecoration	£15743.70	£112.00	£53,431.10	£1045.80	£112.00	£70,444.60
Roofs	£455995.00	£0.00	£0.00	£0.00	£0.00	£455,995.00
Sanitary Services	£2776.00	£0.00	£0.00	£0.00	£0.00	£2,776.00
Annual spend required	£635,680.00	£202,250.00	£92,619.50	£1045.80	£112.00	
Long term investment required						£931,677.30