

## **DUNBARTONSHIRE AND ARGYLL AND BUTE VALUATION JOINT BOARD PROPERTY SUB-COMMITTEE**

At a Meeting of the Dunbartonshire and Argyll & Bute Valuation Joint Board Property Sub-Committee held in Meeting Room 1, Council Offices, Garshake Road, Dumbarton on Monday, 7 January 2008 at 11.00 a.m.

**Present:** Councillor Vaughan Moody, East Dunbartonshire Council and Councillor Jim Finn, West Dunbartonshire Council.

**Attending:** David Thomson, Assessor and Electoral Registration Officer; William Mathieson, Depute Assessor and Electoral Registration Officer; Alistair Boyd, Depute Assessor and Electoral Registration Officer; Jack Stevenson, Section Head, Property Management, West Dunbartonshire Council; and Craig Stewart, Committee Officer.

### **Councillor Vaughan Moody in the Chair**

#### **REVIEW OF VALUATION JOINT BOARD PROPERTY AND ACCOMMODATION**

With reference to the Minutes of the Meeting of the Valuation Joint Board held on 7 December 2007, a report was submitted by the Assessor and Electoral Registration Officer:-

- (a) further advising of various issues relating to the Joint Board's property assets;
- (b) seeking to initiate a full consideration of the issues; and
- (c) providing an initial indication of the options available for action.

It was noted that the Valuation Joint Board was the owner-occupier of two office properties; one at 235 Dumbarton Road, Clydebank and the other at Kilbrannan House, Bolgam Street, Campbeltown. The Joint Board also had a User Agreement to occupy part of an Argyll & Bute Council owned property at Witchburn Road, Campbeltown.

After discussion and having heard officers in further explanation and in answer to Members' questions, the Sub-Committee agreed:-

- (1) that in respect of the properties at 235 Dumbarton Road, Clydebank and Kilbrannan House, Bolgam Street, Campbeltown:-

- (i) all options be explored including relocation of either/both offices, including consolidation of the Campbeltown office into one building; redevelopment of the existing site at 235 Dumbarton Road, Clydebank to provide a more appropriate building and possibly other properties; invest significantly in either/both of the existing owner occupied properties; continue with largely reactive care and maintenance of existing properties; or a combination of those measures;
- (ii) to note the terms of the discussion that had taken place in relation to (i) above and on a number of relocation/redevelopment opportunities which were either known of, or may become available in the future;
- (iii) that the Assessor should commission an independent valuation, for development purposes, of the site at 235 Dumbarton Road, Clydebank;
- (iv) that a full Condition Survey be carried out, by officers from West Dunbartonshire Council's Department of Housing, Environment and Economic Development, on the property at 235 Dumbarton Road, which would principally result in the preparation of a 5 year action plan;
- (v) that, in addition to (iv) above, an Energy Efficiency survey would be carried out in respect of this property, by West Dunbartonshire Council's Corporate Energy Team, which would have the benefit of highlighting potential savings that could be achieved over the medium to long-term;
- (vi) that a meeting should take place with a representative of the Scottish Children's Reporter Administration, who owned part of the ground floor of the building, relative to the options which had been discussed, including potential shared costs which would require to be borne of maintaining the building to a satisfactory standard in the future;
- (vii) to note the position with regard to the vacant office and storage areas, where difficulties remained in terms of sub-dividing unused areas and which had resulted in only a small part of the lower ground floor being let;
- (viii) that a survey should be carried out by local contractors in order to ascertain the suitability and cost of developing the roof space at Bolgam Street, Campbeltown, to allow for possible additional office/filing and storage capability at this location;
- (ix) to note the reasons, outlined in paragraph 5.4 of the report, that exist for the retention of the existing properties at 235 Dumbarton Road, Clydebank and Bolgam Street, Campbeltown including their locations;

- (2) to note the unsatisfactory position concerning the property at Witchburn Road, Campbeltown, which was occupied under a user agreement with Argyll & Bute Council, and was primarily used for storage; and
- (3) that a further report be prepared, giving more detailed information and costings on the options discussed, which would be considered at the next meeting of the Property Sub-Committee in approximately three months time.

The meeting closed at 12:18 p.m.