

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 the Valuation Joint Board offices, 235 Dumbarton Road, Clydebank on Monday, 3 November 2008 at 11.00 a.m.

Present: Councillor Gary Mulvaney*, Argyll & Bute Council; 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; David Connell, Head of Finance & ICT, West Dunbartonshire Council; and Craig Stewart, Committee Officer.

Apology: An apology for absence was intimated on behalf of Don Findlay, Manager of Technical Services, West Dunbartonshire Council.

* Attended later in meeting

Councillor Vaughan Moody in the Chair

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Valuation Joint Board Property Sub-Committee held on 7 January 2008 were submitted for information and noted.

REVIEW OF VALUATION JOINT BOARD PROPERTY AND ACCOMMODATION

With reference to the Minutes of the Meeting of the Valuation Joint Board held on 20 June 2008, a report was submitted by the Depute Assessor and Electoral Registration Officer:-

- (a) providing an update on recent developments and proposals relating to the Joint Board's property assets; and
- (b) inviting discussion of the various options, with a view to establishing an appropriate course of action.

Appendices 1 and 3 referred to in the report were circulated to Members at the meeting.

It was noted that since the last meeting of the Sub-Committee, various options had been pursued although without any significant degree of success in relation to the identification of alternative premises due to a number of factors outlined in the report.

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 property at 235 Dumbarton Road, Clydebank
 - (a) to note that an approach had been made by West Dunbartonshire Council Education Department's Technician Resource Centre, who have a definite interest in occupying the part of the building shown shaded in yellow on the floor plan (Appendix 1 to the report) and that officers be authorised to pursue the approach;
 - (b) to note that the ground floor accommodation was suitable for occupation as offices, technicians' workshop and training rooms, and in order to achieve the total floor area required, a provisional agreement had also been reached between the Education Department and the Scottish Children's Reporter Administration, who own the part of the building shaded in blue on the plan (Appendix 1 refers);
 - (c) having considered the options available, that the most appropriate option would be to invest significantly in the existing owner/occupied property;
 - (d) that officers be requested to obtain a feasibility study, including costs, for adding a pitched roof to the main structure of the building, which it was hoped would reduce significant ongoing maintenance costs associated with the flat roof at this location; and
 - (e) to note that in order to spread the cost of the planned improvement works, a rolling programme over 3 years was considered appropriate and which would involve priority items being scheduled on the basis outlined in the report.
- (2) that in respect of the property at Bolgam Street, Campbeltown
 - (a) to note that known possible alternative properties had been inspected and found not to be suitable for the Board's occupation;
 - (b) to note that it would have been useful to have had a cost analysis in relation to the possibility of adding a third floor to the property as compared to relocation of the Campbeltown office with a new build project;
 - (c) that costings were awaited from the building consultant with regard to the additional floor at Bolgam Street, and these would be considered for incorporation into the Capital Plan when available;

- (d) having considered the options available, that the most appropriate option would be to invest significantly in the existing owner/occupied property; and
 - (e) to defer painting of the exterior of the building at the current time, until such time as clarification was obtained on the feasibility and costs of adding an additional floor to the property at this location.
- (3) to note the possibility of relocating to new offices which were in the process of being developed by Argyll & Bute Council in Helensburgh, but for a number of reasons discussed at the meeting this was not considered to be a viable option;
- (4) that the Head of Finance & ICT, West Dunbartonshire Council be authorised to share financial information with his counterparts in Argyll & Bute Council and East Dunbartonshire Council, relative to achieving a position which would enable the Board's Capital Bid for funding to go forward for consideration by the three constituent Councils; and
- (5) that, in view of (4) above, a report be presented to the next meeting of the Valuation Joint Board on 28 November 2008 which would allow for a decision to be made for inclusion of funding in the budget estimates for 2009/10 – 2011/12.

The meeting closed at 11:57 a.m.