

REPORT

To: CORPORATE SERVICES COMMITTEE	Subject: ACCOMMODATION SURPLUS TO OPERATIONAL REQUIREMENTS – 453 MAIN STREET, COATBRIDGE	
From: ASSISTANT CHIEF EXECUTIVE (INFRASTRUCTURE)		
Date: 16 January 2017	Ref: RS/MAR	

1. Introduction

- 1.1 The purpose of this report is to seek committee approval to declare the property at 453 Main Street, Coatbridge surplus to operational requirements.

2. Background

- 2.1 Protective Services occupy 686 square metres (or thereby) internal area on part ground floor and upper floor of the building. Scottish Court Service occupies the remaining area on the ground floor which extends to 326 square metres (or thereby) internal area for use as a District Court.
- 2.2 An office accommodation strategy has been developed under the guidance of the Head of Corporate Property and Procurement. The strategy has identified key areas for asset rationalisation, and the first phase of the rationalisation programme focuses on the Coatbridge area.
- 2.3 The office accommodation property at Kildonan Street Coatbridge is being re-configured / modernised allowing for this building to be utilised as a flagship office accommodation property. The re-configuration / modernisation will allow for closure of three properties within the office accommodation portfolio.

3. Description

- 3.1 The council owns the subjects at 453 Main Street Coatbridge which is a two storey brick built, Category B, Listed Building used as office accommodation and a District Court. There is a car park to the rear and on-street parking.
- 3.2 The property is located just outside Coatbridge Town Centre and the surrounding land uses are housing and commercial. The location of the subjects is highlighted on the attached plan.

4. Present Position


- 4.1 To allow for the first stage of the office accommodation strategy to be delivered, it is proposed that the occupying Service at 453 Main Street, Protective Services transfers to Kildonan Street.
- 4.2 The existing agreement for which Scottish Court Service occupy the premises expires on 21 February 2017. They have indicated that they wish to remain in occupation of the area that they currently occupy for a further term of five years. Negotiations are presently taking place with Scottish Court Service. The remainder of the building which Protective Services vacate will be advertised for lease in due course.
- 4.3 Once the property is declared surplus it will be removed from the office accommodation portfolio. There will be no office accommodation budget available for this property after 31 March 2017.

5. Financial / Corporate Considerations

- 5.1 The property at 453 Main Street, Coatbridge is held within the Office Accommodation Portfolio with operating costs estimated at £110,500 per annum. Scottish Court Service pays a percentage of these costs by way of a service charge based on the area of occupation.
- 5.2 Declaring the subjects surplus to operational requirements will further satisfy the Council's on-going requirement to rationalise the office accommodation portfolio and achieve corporate efficiency savings.

6. Recommendation

- 6.1 It is recommended that Committee;
- i) declare the property at 453 Main Street, Coatbridge, surplus to the operational requirements of Corporate Services.
 - ii) remit the report to the Policy & Resources (Regeneration & Infrastructure) Sub Committee.



ROBERT STEENSON
Assistant Chief Executive (Infrastructure)

For further information please contact Mary Anne Robb, Business Manager (Estates), Corporate Property & Procurement on Telephone Number 01236 632667.

LOCATION PLAN - For Information Only

Title: 453 Main Street

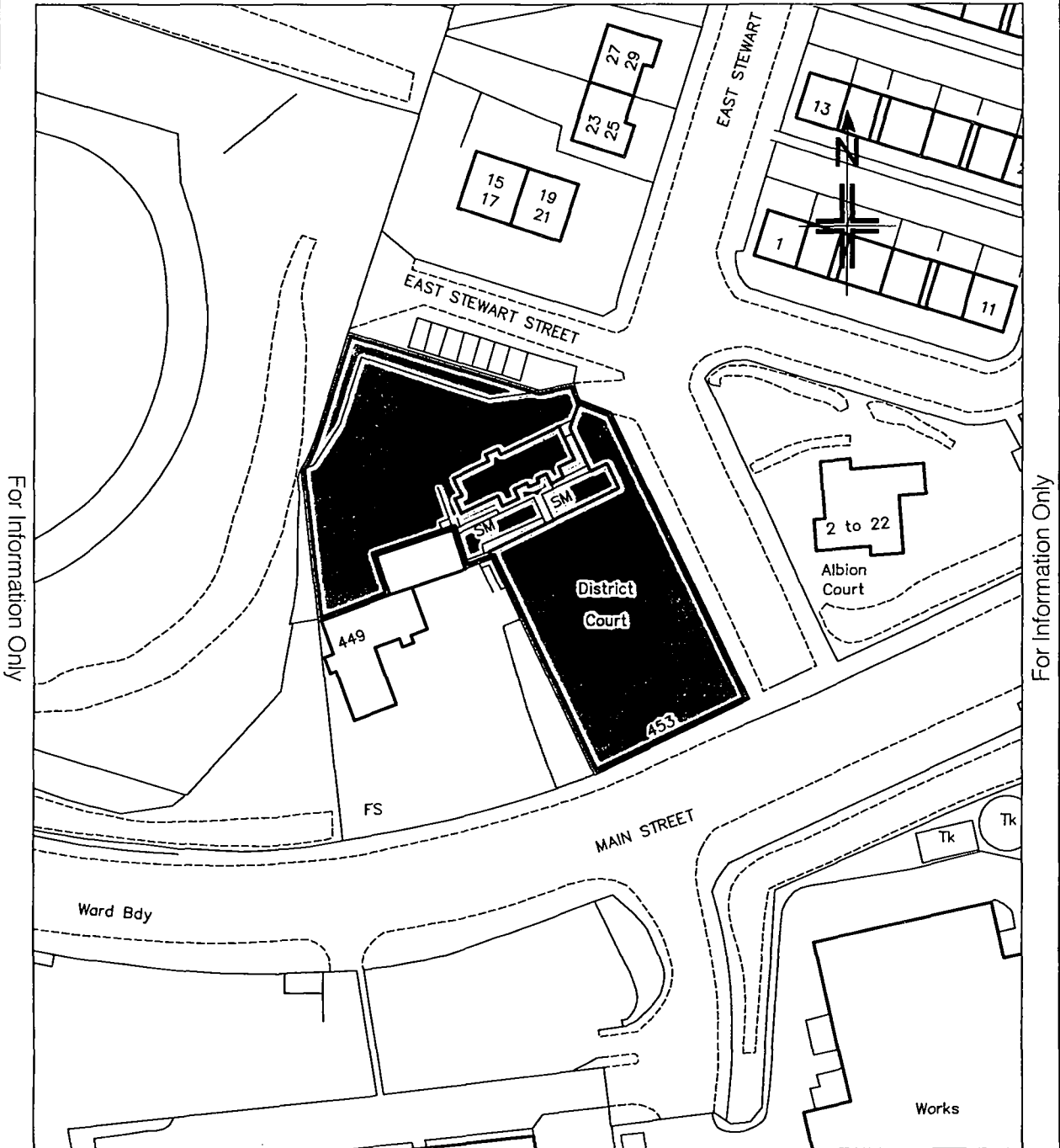
Scale 1:N.T.S.



Town: Coatbridge

Date: 16/01/2017

INFRASTRUCTURE



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