

EAST AYRSHIRE COUNCIL

SOUTHERN LOCAL PLANNING COMMITTEE: 29 OCTOBER 2010

REPORT ON THE CUMNOCK TOWN HALL ANNEXE BUILDING, GLAISNOCK STREET, CUMNOCK

Report by Head of Planning and Economic Development

1. PURPOSE OF REPORT

- 1.1 To provide an update on the status of Cumnock Town Hall Annexe building and options available for the future of the building.

2. BACKGROUND

- 2.1 In March 2010 the former Bingo Hall on Glaisnock Street was demolished as part of the Cumnock TCRF: Creating Civic Space project. The Town Hall annexe building was retained as it was considered to be part of the Town Hall's C(S) listing.
- 2.2 At its meeting on 30 April 2010, the Southern Local Planning Committee considered a report on the Creating Civic Space Project at which time the Committee agreed to remit to the Development Planning and Regeneration Manager to ascertain from Historic Scotland the position in relation to the Listed Building Status on the Annex to Cumnock Town Hall and report back to the Committee.

3. CURRENT POSITION

- 3.1 Recent correspondence from Historic Scotland confirms the annexe building is part of the C(S) listing. With regard to demolition, Historic Scotland have stated that the Council must be satisfied that;
- The building is not of special interest; or
 - The building is incapable of repair; or
 - The demolition of the building is essential to delivering significant benefits to economic growth for the wider community; or
 - The repair of the building is not economically viable **and** that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.
- 3.2 A structural engineer's report on the condition of the annexe building has been obtained which indicates that major works are required to bring the building back into viable use. It is therefore considered that marketing the building in accordance with Historic Scotland's requirements detailed above is the best way forward.

4. FINANCIAL IMPLICATIONS

- 4.1 Marketing and associated advertising costs can be met through the Fairer Scotland Fund budget.

5. LEGAL & ASSET MANAGEMENT IMPLICATIONS

- 5.1 The annexe building needs to be declared surplus to requirements prior to marketing; this can be done via a report under Delegated Authority jointly by the Executive Director of Finance and the Depute Chief Executive/Executive Director of Neighbourhood Services. It is recommended that the annexe building be marketed at a valuation reflecting its location and condition. Given its condition, the financial return for the Council should it be sold is likely to be nominal. It should be noted that parties submitting offers to purchase will be asked to provide development proposals for the property and to identify what confirmed funding they have available for the full and proper restoration of the building.
- 5.2 If the annexe building is held on the Common Good account any sale will require approval from the Sheriff Court.

6. POLICY IMPLICATIONS

- 6.1 None directly arising from this report.

7. COMMUNITY PLAN IMPLICATIONS

- 7.1 None directly arising from this report.

8. RISK MANAGEMENT IMPLICATIONS

- 8.1 None directly arising from this report.

9. PERSONNEL IMPLICATIONS

- 9.1 None directly arising from this report.

10. RECOMMENDATIONS

- 10.1 It is recommended that Committee;

i. agree that the annexe building be marketed to a potential restoring purchaser for a reasonable period;

ii. otherwise note the contents of this report;

**Alan Neish
Head of Planning and Economic Development**