
Report to Council

Date of Meeting: 23 September, 2010

Subject: Alloa Town Centre Regeneration: Speirs Centre

Report by: Head of Facilities Management

1.0 Purpose

1.1. This report presents progress on the Speirs Centre Redevelopment Project and seeks approval to progress to detailed design and tender stage. In addition the Council is presented with the exit strategy for the vacated buildings for approval.

2.0 Recommendations

2.1. The Council is recommended to:

2.1.1. Approve the design brief as set out in Para 3.3.

2.1.2. Declare 8-14 Bank Street and 19 Mar Street surplus to requirements and the sale and marketing of the premises.

2.1.3. Declare the existing Drysdale Street library surplus to requirements, and, subject to planning consent, approve an off-market sale to a local firm of NHS dental practitioners at a valuation to be determined in consultation with the District Valuer.

3.0 Considerations

3.1. Current Position

3.2. The Council on 19th October 2006 agreed that in order to advance a Regeneration Strategy for Alloa Town Centre there should be a focus on three priority areas, namely:-

- (i) Speirs Centre/Co-op Site: This was to be the priority given its key location, development potential, and potential scope to work with the private sector. This project was envisaged to involve a large scale mixed use development, a key element of which would include the adaptation and extension of the Speirs Centre to create an "Alloa Ideas Store" (a modern library concept) and a high quality exhibition space for permanent museum displays and temporary/touring shows.

- (ii) Town Hall: This was agreed as the second priority insofar as it would likely involve the adaptation of the Town Hall to create the "Alloa Centre for Performing Arts" (ACPA) to include an adaptable, multi-use performance space for local and touring productions; rehearsal/production space for use by various groups and studio/workspace for community arts and other groups.
- (iii) Old Bridge Street/Kilncraigs Area: This was agreed as the third priority. Key elements of this project were likely to include a range of new residential and commercial development with screened parking and a central location for a new Clackmannan College.
- (iv) In addition, and given the above, it was agreed that a stand-alone museum at Patons School should not be pursued. Instead the building should be considered for other uses and the existing library at Drysdale St considered surplus to requirements, unless refurbished for use as a "Customer Service Centre". This was to be dependent on whether a better opportunity arose as part of any development at the Speirs Centre/Co-op site.

3.2.1. As instructed by Council on 17th December 2009, proposals have been prepared for the redevelopment of the Speirs Centre, taking into account the outcome of previous submissions from the Speirs Centre Steering Group, and the various organisations and individuals expressing aspirations for the future use of the building. The current users of the library, 8-14 Bank Street, 19 Mar Street and Alloa Town Hall Lodge are planned to be accommodated in any proposals.

3.2.2. The range of functions proposed also takes into consideration the use of Alloa Town Hall, anticipating that both buildings will require to complement each other.

3.2.3. Based on the Council approval in December 2009, the functions for the Speirs Centre will promote the following initiatives including supporting the ageing population, embracing new technology, adopting a whole person approach, providing information and advice services for the community.

3.3. Brief

The refurbished Speirs Centre will provide a new modern Clackmannanshire library with ancillary facilities for a Customer Service Centre (information point, for making payments and customer enquiries), Healthy Living facilities (Clackmannanshire Healthy Lives group, community activity and social interaction programme), and Learning Facilities to include PC access points and craft/skill facilities and a tourist information point

3.3.1. Approximate space needs have been created for each function following discussions with existing users and the community.

3.4. Design Strategy

3.4.1. The proposals contained in Appendix 1 will contribute to improving the physical appearance of Alloa as an introduction to the Town Centre from the new railway station. This extends the work recently completed in Primrose

Street with the "Imagine Alloa " project. Design will also be co-ordinated with the adjacent development proposals for the recently vacated Co-op building.

- 3.4.2. A new glazed entrance wall will be formed on the rear gable of the existing building, approached from the Town Centre car park, providing a visual attraction in daytime, and a presence in the evening, where a blank wall currently exists.
- 3.4.3. New additional entrance facilities will be provided for the general public, disabled and disadvantaged groups, also providing access and circulation to all facilities throughout the building.
- 3.4.4. A key element of the proposals will be the relocation of the existing library in Drysdale Street, layouts which enable a more relaxed and flexible approach, along the lines of a modern bookstore incorporating coffee facilities, community access, and new technology, with areas for exhibitions, activities, and display of museum exhibits. Proposals will also assist in the development of an innovative provision of museum services across sub-centres in Alloa including the Speirs Centre, Alloa Town Hall, and the new Clackmannan College providing a changing museum Heritage Trail. In the Speirs Centre display areas will be available throughout the building, including entrance and circulation spaces within the new library, and with flexible provision in the existing gymnasium area for lectures, slide shows and changing exhibitions.
- 3.4.5. It is proposed to provide a quality coffee shop environment area in the new centre.

3.5. Programme

- 3.5.1. At this time it is anticipated that there is a 9 month programme from approval of this report in September 2010 to obtaining tenders in May 2011 and the completed building could be opened in Summer 2012 subject to detailed design.

3.6. Existing Facilities - Exit Strategy

- 3.6.1. The current Alloa Library building facility at Drysdale Street, Alloa will be declared surplus to requirements when the library is relocated. There is no anticipated Council use for the building. This would normally pre-empt a market sale.
- 3.6.2. The NHS has identified a lack of dental capacity in Alloa and Clackmannanshire currently has the poorest dentist to population ratio in the Forth Valley. In dialogue with a local NHS dental practice a strong interest has been shown in the Drysdale Street facilities and it is proposed to enter into negotiations to sell Drysdale Street prior to the library moving. Their current efforts to secure a suitable property which can satisfy the requirements of a modern practice compliant with new legislation have been limited in the Town Centre area. This proposal would increase the practice's surgeries from 7 to 12 with associated employment increasing by up to 10 staff. The practice and NHS require an early confirmation of the principles of this sale to commence planning for what would be a potential £1million investment. An early commencement of these discussions allows certainty and timeframes to be developed and provides a clear way forward for all parties.

3.6.3. 19 Mar Street and 8 - 14 Bank Street will be declared surplus and sold on the open market.

4.0 Sustainability Implications

4.1. This proposal supports the continuing regeneration of Alloa Town Centre with the retention of a redeveloped library and community facilities in the town Centre in a prominent location

4.2. The willingness of and opportunity to enter into negotiations with a local NHS dental practice to develop their practice will benefit the sustainability of the wider community many of whom may have to currently travel out of Alloa to obtain dental care.

5.0 Resource Implications

5.1. Financial Details

Capital

5.1.1. Funding of £2.967m is presently included in the approved Capital Programme, over years 2010/2011 and 2011/12, and the spend profile will require to be adjusted to meet a revised target programme. An Outline Development Cost Plan is attached as in Appendix 2 to the Report.

5.1.2. No grant funding has been included in the cost projections, and the Council will be updated in May regarding the success of potential grant applications.

5.1.3. The existing buildings at Drysdale Street, , 8-14 Bank Street and 19 Mar Street when sold will result in the net cost of borrowing for the capital balance of this project to be £151,000 per annum.

Revenue

5.1.4. The running costs for the many existing buildings affected and the estimated running costs for the new Speirs Centre have been estimated at a net saving of £1,120 per annum. A detailed breakdown of this is included in Appendix 3.

5.1.5. The proposals are based on the transfer of the current activities in the three buildings into the refurbished Speirs Centre.

The Council will assess the affordability of the refurbishment of the Speirs Centre when tenders are received in May 2010, to also include at that time an update of the grant availability for the proposals.

Finance have been consulted and have agreed the financial implications as set out in the report. Yes

5.2. Staffing

5.2.1. It is anticipated that there will be staffing efficiencies generated with the co-location of buildings and at this time there is anticipated minimal growth in the staffing requirements due to the proposed emphasis on customer services

and community use. Opportunities for redeployment and/or retraining of existing staff will be explored. .

6.0 **Exempt Reports**

6.1. Is this report exempt? Yes (please detail the reasons for exemption below) No

7.0 **Declarations**

The recommendations contained within this report support or implement our Corporate Priorities and Council Policies.

(1) **Our Priorities 2008 - 2011** (Please double click on the check box)

The area has a positive image and attracts people and businesses	<input checked="" type="checkbox"/>
Our communities are more cohesive and inclusive	<input checked="" type="checkbox"/>
People are better skilled, trained and ready for learning and employment	<input type="checkbox"/>
Our communities are safer	<input type="checkbox"/>
Vulnerable people and families are supported	<input type="checkbox"/>
Substance misuse and its effects are reduced	<input type="checkbox"/>
Health is improving and health inequalities are reducing	<input type="checkbox"/>
The environment is protected and enhanced for all	<input checked="" type="checkbox"/>
The Council is effective, efficient and recognised for excellence	<input checked="" type="checkbox"/>

(2) **Council Policies** (Please detail)

8.0 **Equalities Impact**

8.1 Have you undertaken the required equalities impact assessment to ensure that no groups are adversely affected by the recommendations?

Yes No

9.0 **Legality**

9.1 It has been confirmed that in adopting the recommendations contained in this report, the Council is acting within its legal powers. Yes

10.0 Appendices

10.1 Please list any appendices attached to this report. If there are no appendices, please state "none"

Appendix 1, Scheme B Outline Proposals - Plans and Elevations

Appendix 2, Development Cost Plan

Appendix 3 - Current and Projected Revenue Implications

11.0 Background Papers



11.1 Have you used other documents to compile your report? (All documents must be kept available by the author for public inspection for four years from the date of meeting at which the report is considered)

Yes (please list the documents below) No

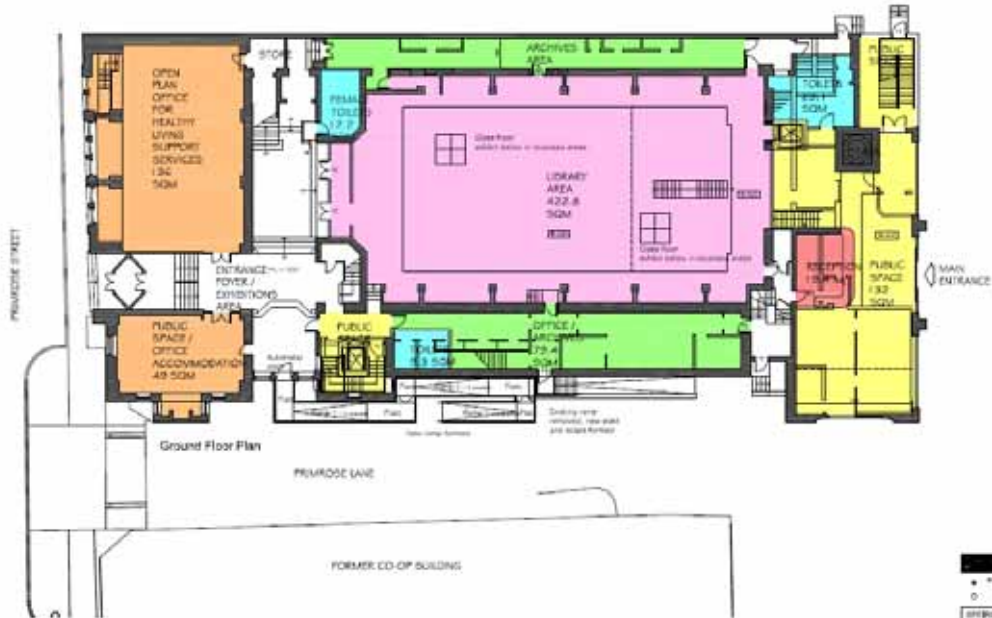
Author(s)

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Ninian Somerville	Project Management Co-ordinator	2636

Approved by

NAME	DESIGNATION	SIGNATURE
Stephen Crawford	Head of Facilities Management	
Garry Dallas	Director Services to Communities	

Appendix 1 - Outline Proposals



SCHEME B 1:400 at A4

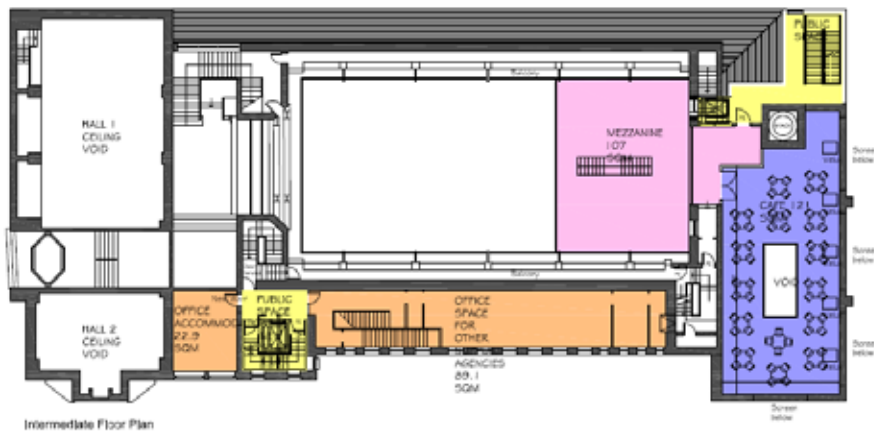
Architects

Project Name: [Redacted]
 Project No: [Redacted]
 Date: [Redacted]

SPRIN DESIGN,
 ALLOR,
 GLASHBURN & BIRCH COUNCIL,
 BALLOCHY INTERMEDIATE FLOOR PLAN
 SCHEME B

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3724-001



SCHEME B

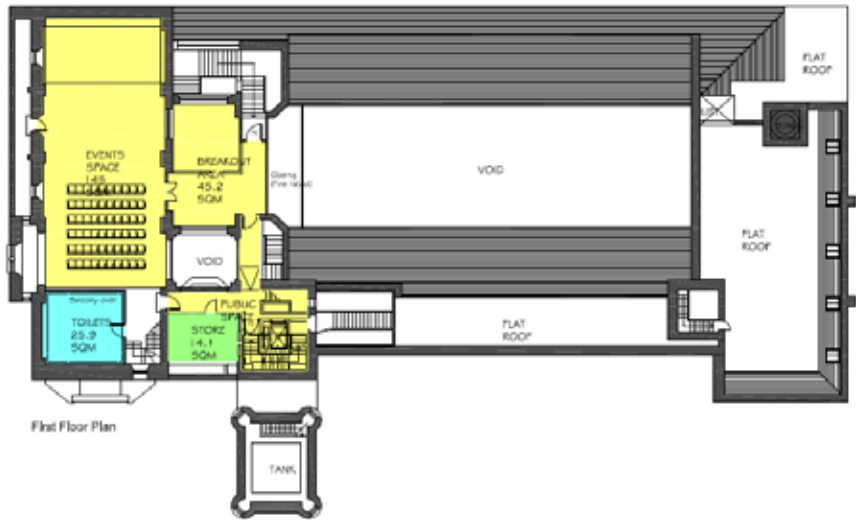
Architects

Project Name: [Redacted]
 Project No: [Redacted]
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SPRIN DESIGN,
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 SCHEME B

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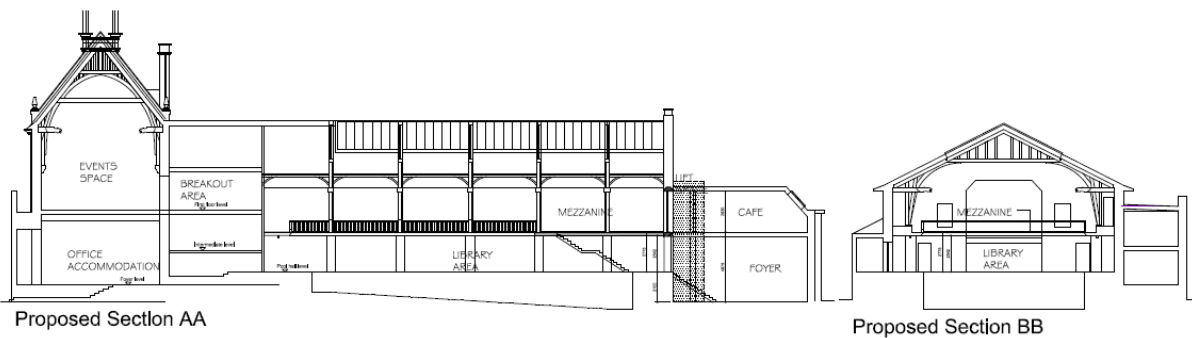
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First Floor Plan

Architects	
<small>ARCHITECTS LIMITED, 45, BUCKINGHAM GARDENS 100, NEW BOND STREET, LONDON W1 2LU 020 7493 8000 020 7493 8001 020 7493 8002</small>	
SPIERS CENTRE, ALLOA CLACKMANNANSHIRE COUNCIL	
FIRST FLOOR PLAN SCHEME B	
DATE	1-15-00 09H MAR 10 09
DRWG NO	3724-SK03

SCHEME B

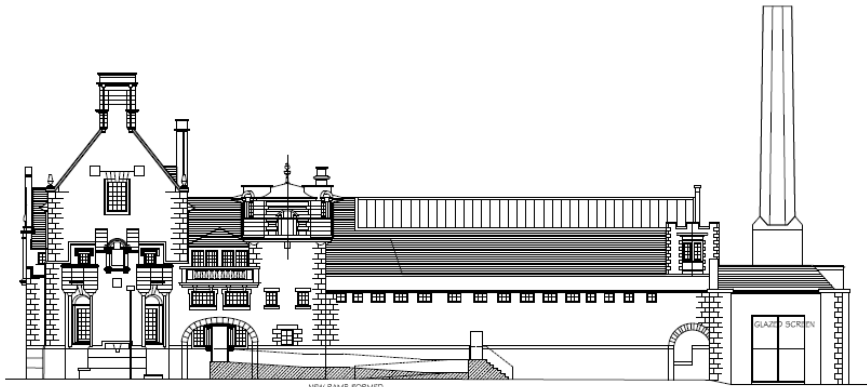


Proposed Section AA

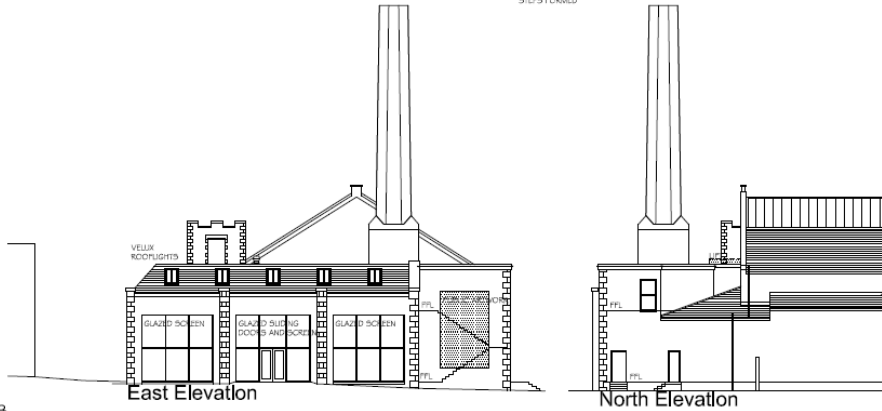
Proposed Section BB

Architects	
<small>ARCHITECTS LIMITED, 45, BUCKINGHAM GARDENS 100, NEW BOND STREET, LONDON W1 2LU 020 7493 8000 020 7493 8001 020 7493 8002</small>	
SPIERS CENTRE, ALLOA CLACKMANNANSHIRE COUNCIL	
SECTIONS SCHEME B	
DATE	1-15-00 09H MAR 10 09
DRWG NO	3724-SK04

SCHEME B



South Elevation



East Elevation

North Elevation

SCHEME B

Architects

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SPINNS CENTRE,
 ALTON
 CLACKMANNANSHIRE COUNCIL
 ELEVATIONS
 SCHEME B

SCALE: 1:100 DATE: MAR 10 BY: [Signature]
 DRAWN: 3724-SK05 REV:

Appendix 2 - Development Cost Plan

SPIERS CENTRE - OPTION B

	£
Downtakings	70,000
Superstructure	675,000
Internal Finishes	145,000
Fittings	220,000
Services	850,000
External Works	90,000

<i>Subtotal</i>	<i>2,050,000</i>

Preliminaries	300,000
Contingencies	200,000

<i>Subtotal</i>	<i>2,550,000</i>

Project management, design fees	350,000

Total	2,900,000

Appendix 3 - Current and Projected Revenue Costs

Existing Revenue Budgets

		£
Drysdale Street Library	Premises	84,450
	Staff	466,400
	Other Expenditure	46,310
	Income	(36,170)
Speirs Centre	Premises	70,800
	Staff	70,090
	Other Expenditure	1,120
	Income	(26,000)
Alloa Museum	Staff	47,830
	Other Expenditure	22,700
	Income	(770)
8-14 Bank Street	Other Expenditure	12,600
Drysdale Street Cash Office	Premises	2,380
	Staff	23,170
	Other Expenditure	6,250
19 Mar Street	Premises	5,650
		<hr/>
		796,810
<u>Proposed</u>		
		£
Speirs Centre	Premises	91,800
	Staff	567,940
	Other Expenditure	34,510
	Income (Library Books sales + 50% of existing other income)	(49,560)
	Capital Charges	151,000
		<hr/>
		795,690
SAVING / (LOSS PER ANNUM)		1,120

