

**OBAN LORN & ISLES  
AREA COMMITTEE**

**OPERATIONAL SERVICES**

**3 MAY 2006**

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**OBAN PROPERTY OPTIONS - PROPOSED OPTIONS APPRAISAL**

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**1.0 INTRODUCTION**

- 1.1 This paper is to brief the Oban, Lorn and the Isles Area Committee on the proposal to undertake a property options appraisal for Council office accommodation in Oban.

**2.0 RECOMMENDATIONS**

- That the Area Committee confirm the scope of the property options appraisal.

**3.0 SCOPE**

- 3.1 The scope of the property options appraisal will be to develop options for the provision of a “one office” solution for Council staff currently accommodated within the Municipal Buildings, Lorn House and Kilbowie House.
- 3.2 The study will develop proposals for the new office to be located at the Municipal Buildings and adjacent car park area. Under this proposal, the cost of the new building and upgrading works would be financed by capital receipts from the sale of vacated property assets.
- 3.3 To ensure that a satisfactory options appraisal is undertaken the study should develop alternative options. These should include the upgrading of the existing buildings, a new build construction on a green field site, and the lease of a suitable office building. The options appraisal will be based upon a 30 year life cycle.
- 3.4 The study will examine the scope for the provision of office accommodation for other Council staff, including Community Services staff, and organisations such as Alienergy, who are currently located within Council offices within Oban. The study will also investigate Community Partnership options.

**4.0 PROJECT MANAGEMENT AND TIMESCALE**

- 4.1 The study will be undertaken by Facility Services. The Head of Facility Services will report on progress to the Link Director through the Property Options Group.

- 4.2 The option appraisal will require 6 months to complete. If the study is approved, a project timetable will be brought forward for approval by SMT.

AJL Mactaggart  
Head of Facility Services

20 April 2006