

CHAMBERS INSTITUTION, PEEBLES

Property Report August 2021

1. Burgh Hall - New Kitchen **Costings for Refurbishment**

The Property Officer has received two quotations for the works to refurbish the kitchen at the Burgh Hall. The following are the lowest costings for each of the trades:-

| | |
|-----------------------|--------|
| a) Joiner | £5,447 |
| b) Kitchen Appliances | £1,572 |
| b) Plumber | £852 |
| c) Painter | £1,018 |
| d) Floor covering | £1,829 |
| e) Electrical | £2,690 |

Total Cost - £13,408 + VAT

It is anticipated that on awarding the contract it would normally take approximately 3 weeks to complete. However, it should be noted that contractors are currently having difficulty with the availability of building supplies which is resulting in difficulty in giving exact start and completion dates for works.

Recommendation that the works proceed as soon as possible.

2. Digital Flythrough of Long Term Development Proposals

Page/Park Architects were approached to give an indication of the cost to provide a digital flythrough of the options appraisal which they prepared in 2017. They have indicated that in order to provide a flythrough they would need to build a 3D digital model of the existing building and the 3 proposed options for redevelopment. The time and cost of the flythrough is dependent on the level of detail and scope of the model. They have prepared 4 options for consideration which are shown on the attached appendix 1. The prices vary from £2,825 to £4,700 and it is anticipated that it would be between 3 and 5 weeks depending on which option was preferred.

Recommendation that the Trustees consider the option.

3. CAB

Work is complete on the installation of the post box at the Chambers Institution. The CAB have requested if it would be possible for them to use additional rooms at the CI. As things currently stand with the exception of the former Visit Scotland area there are no areas unoccupied within the property. This may change with the proposed review of services by Live Borders.

4. Use of Former Visit Scotland Space

A number of enquiries have been received for the use of the space on the High Street formerly occupied by Visit Scotland. These include the following:-

- a) Live Borders – Use - digital display area
- b) The Bridge – Use – additional contact/office area
- c) CAB – Use – additional contact/office area
- d) Tweed Valley Tourism – Use - information hub

Further discussions are to take place with the parties to understand if they are still interested, however, the Contact Centre currently remains closed.

5. Other Property Matters

Energy Performance – An Energy Performance Certificate (EPC) exists for the Burgh Hall. This was carried out in 2016 and lasts for 10 years. The building energy performance rating for the Hall is D. A request has been made to the Councils EPC Surveyor for a price to carry out a full EPC on the whole building and will be reported at the next meeting.

Signage – As a result of the ongoing situation a survey of the existing signage is still to be undertaken. It is envisaged that this will be carried out and a report brought back to the Trustees at the next meeting.

Live Borders - Discussions have taken place with Live Borders over their future plans for the occupation of the Chambers Institution. They have indicated that their planned integration of the museums/libraries team, operations and programming is progressing. They have now re-opened the space and are working towards a collocated service in the space occupied by the team. Their new Head of Service, Lisa Haddow, is leading this but at this stage it is very much at an operational level as opposed to spatial design or major changes and focuses on how the teams operate, how much they work cross service and also programme more collegiately. The work with the team will start in some detail in August and during this work they will start to expand on what they envisage the cultural hub will be. They have indicated that they would be happy to share and be part of discussions on any new building proposals.

Estate Management
Scottish Borders Council
Date – 10 August 2021