

BUILDINGS TO BE RETAINED

Building	Backlog mtce.	Life cycle mtce.	Energy performance	Issues to be addressed
Cheshire Lines	To be confirmed	To be confirmed	D	<p>This building is leased from a private landlord with the lease expiring on 7 April 2024.</p> <p>It is assumed that it will be vacated when the Council's lease expires, and a plan will be developed to relocate staff and technical installations.</p> <p>In the meantime it should be used in the most appropriate manner and in the most intensive way, to maximise the benefits of its open plan layout, its accessibility for public transport and recognising the restricted on-site car parking provision. Whilst this is currently one of the most intensively used Council buildings there is some capacity for it to house additional staff.</p> <p>A review of the Archive function is required:</p> <ul style="list-style-type: none"> • to determine if it should continue to operate as at present or whether there is a case for separating the Council's record storage from the 'historical and cultural' archive • to develop options for the provision of additional capacity. <p>Given the assumption that the building is to be vacated on expiry of the lease:</p> <ul style="list-style-type: none"> • The traffic systems controls will need to be re-sited before the lease expires. • The CCTV control room needs to move before the lease expires. <p>The landlord is understood to have agreed a letting of the vacant accommodation next door on completion of which additional spaces in the shared car park will no longer be available to Council staff.</p> <p>This will increase pressure on available car parking and strengthens the case for a corporate car parking policy.</p>

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Old Market House	Not applicable	Not applicable	To be confirmed	No issues at present. Accommodation held on short term tenancy from the Primary Care Trust.
Wallasey Town Hall	1,377,000	1,093,000	D	<p>Identified as the `corporate headquarters' when Cabinet considered the business case in 2010. Occupiers should be appropriate to that function. Funding has been identified within the Capital Programme for improvements to fire safety and access.</p> <p>A scheme and estimate report for the necessary works was approved by Cabinet on 12 January 2012. When completed the scheme will allow more intensive use of the building.</p> <p>As well as increasing the number of staff based in the building longer term issues include:</p> <ul style="list-style-type: none"> • Consideration of potential to co-locate Seacombe library in the building with the One Stop Shop • Reviewing the use of the Civic Hall <p>Investment in the building will support its role in the development of future corporate resilience planning.</p>
Treasury Building	354,000	441,600	G	<p>Contains the Council's main data centre. There are no current proposals to move this. Arrangements for data management in local government are likely to evolve in the medium term, influenced by guidance from central government. It is judged likely by the Head of IT that the existing centre will be required for a period of up to 10 years (subject to any necessary operational improvements).</p> <p>This building will therefore be retained and maintained using existing budgets, with its use intensified as far as possible. Separately the Head of IT in liaison with the Head of Asset Management and</p>

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Treasury Building (cont)				other colleagues as appropriate will develop options for the provision of a back up data centre as identified in the recent review of the Council's data centres.
Solar Campus	683,600	1,064,352	D/E	<p>Contains both the Wirral Alternative Schools Programme school and administrative accommodation. Forms one of three core sites for CYPD functions. There are no proposals to relocate the school. Other occupiers of the complex are co-located complementary activities.</p> <p>Part of the complex is in listed buildings.</p> <p>It will be retained and maintained using existing budgets, with its use intensified as far as possible.</p>
Moreton Municipal Building	218,500	166,119	D	<p>Contains the One Stop Shop and administrative accommodation. It is one of several separate Council buildings in this locality including the Moreton day centre.</p> <p>The Council's aim is to bring Libraries and One Stop Shops together. It is recommended that this building be retained but that a further review be undertaken of the `campus' of buildings to develop options for their future improvement. This would include the potential for redevelopment to deliver new facilities from which improved and modernised services could be delivered.</p>
Conway Centre	604,500	448,380	C	<p>This is a listed building in a prominent and very accessible location on the edge of the shopping centre, very well served by public transport. It is the location of the Council's main One Stop Shop.</p> <p>The building is in need of significant upgrading.</p> <p>It will be retained and maintained using existing budgets, with its use intensified as far as possible.</p>

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Conway Centre (cont)				<p>One option could be to co-locate Birkenhead Central Library with the One Stop Shop in this building, but no detailed consideration has been given to this option.</p> <p>It is assumed that the financial situation precludes moving the One Stop Shop out of the building either to new build or rented accommodation. In the view of the Service no other Council building would offer suitable accommodation for the One Stop Shop that is so well-located.</p>
Rock Ferry Centre	150,000	120,000	E	<p>Administrative accommodation above the One Stop Shop and library is modern and lends itself to open plan working, although it is currently sub-divided.</p> <p>It will be retained and maintained using existing budgets, with its use intensified as far as possible.</p>
Girtrell Court	185,000	297,000	To be confirmed	<p>Space used is administrative accommodation within a larger care facility. It will be retained and maintained using existing budgets, with its use intensified as far as possible.</p>