



**Glasgow City Council**

**City Administration Committee**

**Report by Councillor Laura Doherty, City Convener for  
Neighbourhood Services and Assets**

**Item 1**

**22nd May 2025**

**Contact: George Gillespie, Executive Director Ext: 79106**

## **FUTURE OF RUCHILL COMMUNITY CENTRE**

### **Purpose of Report:**

To seek authority to proceed with the recommendations contained in this report regarding the future of Ruchill Community Centre.

### **Recommendations:**

It is recommended that Committee notes the content of this report and agrees to approve the proposals set out in part five of this report which include:-

- formally closing the building and declaring it as non-operational surplus;
- closing the asset to any new Expressions of Interest through the People Make Glasgow Communities; and
- relocating the remaining funding that was aligned to Ruchill Community Centre to Ruchill Golf Pavilion to support better operational use of the asset.

Ward No(s): 16 – Canal

Citywide:

Local member(s) advised: Yes ☐ No ☐ consulted: Yes ☐ No ☐

### **PLEASE NOTE THE FOLLOWING:**

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## **1. BACKGROUND**

- 1.1. Ruchill Community Centre was built circa 1982 and was a purpose-built single storey facility in the North of the City. The venue comprises of a number of cellular spaces including cafe, offices, stores and toilets all centred around a multi-use main hall. The building's construction is a traditional steel frame with blockwork outer skin and the mansard roof is a single skin profiled metal sheet.
- 1.2. The venue was closed as a result of the Scottish Government decision to close public buildings as part of the covid pandemic lockdown in March 2020. It was unable to re-open post-covid due to significant levels of investment required to re-open.
- 1.3. Up until its closure, the venue had been operated by Glasgow Life. The venue hosted two third sector tenants, providing youth work and financial support services. Post pandemic, these organisations recovered their services through re-location to the nearby former Ruchill Golf Pavilion and have been based at the venue operating under a Licence to Occupy agreement. Both organisations can continue to deliver their services at the former Golf Pavillion.

## **2. FUNDING POSITION**

- 2.1. In February 2022 Glasgow City Council approved the allocation of £1.1M funding as part of the 2022/23 budget to reopen a number of Glasgow Life operated Community Centres, with Ruchill CC included in those earmarked for re-opening. Initial estimates for essential building works to enable the community centre to re-open indicated investment of circa £260,000 would be required from the £1.1m funding.
- 2.2. At the City Administration Committee meeting on 29 September 2022 approval was given to re-open a number of Community Centres including Ruchill CC. The report and minute from that meeting can be viewed [here](#).

## **3. TIMELINE OF BUILDING FABRIC ASSESSMENT**

- 3.1. Since the allocation of funding to Ruchill Community Centre in February 2022 the following activity has taken place to establish the accurate costs for the works to allow the building to re-open. It should be recognised that inflationary pressures in the construction sector at this time has had significant impact on costs
  - Aug 2022 – Initial assessment of works necessary to bring the venue back to an operational position were estimated at circa £250,000. Costs at this stage had not been verified via a contractor. The scope included: Roof repairs, boiler and cold-water distribution replacement, LED lighting upgrade, main hall floor repairs, grounds clearance and general decoration

- Feb 2023 – Scaffold erected at the venue to allow access to the roof and to arrange asbestos sampling with the aim of undertaking roof repairs post investigations
- Mar 2023 – Further detailed cost breakdown received from contractor revising the estimates of repairs to circa £427,000. The boiler replacement and roof works were still an estimate at this time.
- Mar 2023 – Assessment of need with local operators and tenants undertaken with some appetite from original tenants to return to the community centre but with a significantly reduced tenancy and limited delivery of service.
- May 2023 – Revised contractor costs including asbestos removal, roof works and boiler replacement subsequently revised the overall project estimate to circa £650,000
- Jun 2023 – Total project costs including contingency and uplift against previous quotes revised the overall project estimate to circa £840,000
- Jan 2024 – Further revised contractor costs returned covering all works necessary to bring the venue back to an operational standard at circa £862,000. These costs did not include wider accessibility amendments or building fabric upgrades that could minimise heat loss and reduce operational costs
- Mar 2024 – Scaffolding removed at the venue
- May 2024 – GCC undertook a full building condition report by independent external consultants which, when returned in June 2024, identified the building as being in condition grade D with an estimated market repair cost to overhaul the entire facility to be circa £1,100,000 – see Appendix 1

#### **4. ONGOING ENGAGEMENT**

- 4.1. Glasgow Life has continued to maintain regular engagement with local community groups and elected members to ensure that the full extent of issues that the building faces in returning it to operation have been communicated.

## **5. PROPOSED APPROACH**

- 5.1. Due to the scale of the works required, and the associated costs in comparison to the funding available to GCC and GL, there is now no prospect of the building re-opening to be managed by Glasgow Life.
- 5.2. It is proposed that the building is formally closed and declared surplus to requirements. To sustain a community venue in the Ruchill area it is proposed that the remaining funds aligned to the Community Centre from the £1.1m allocation are diverted to Ruchill Golf Pavilion to allow for increased operational use.
- 5.3. Due to the previous approval of the funding to support the reopening of the Community Centre being made at CAC at its meeting on 29 September 2022, a decision to re-allocate the funding to an alternative asset is required by CAC.
- 5.4. Note that of the £260,000 allocation, £47,352 has been expended on some interim holding costs leaving a fund value of £212,648.
- 5.5. In order that the building does not deteriorate significantly and create a visual blight in the area, future options for the existing Ruchill CC will be considered by GCC, including lease via PMGC, Commercial disposal or demolition.
- 5.6. Several People Make Glasgow Communities (PMGC) expressions of interest have been received during the above timeline, however, none of these have reached maturity. There is one remaining expression of interest in the building which was paused on 14 September 2024 to enable the detailed survey works to be completed and a full assessment of investment requirements made to enable the PMGC team to provide all relevant information to the organisation.
- 5.7. If the recommendations in this report are approved, the proposal is to re-commence the extant expression of interest (but close this asset to any further EOIs) and work with the organisation over coming months to reach a point where a tenure agreement can be reached.
- 5.8. If by 31st October 2025 the above noted process fails, the proposal is to explore commercial interest in the property before moving to other options.

## **6. APPENDICIES**

- 6.1. Appendix 1 – B&W Ruchill Community Centre Condition report – Rev 2

## 7. POLICY AND RESOURCE IMPLICATIONS

### Resource Implications:

<i>Financial:</i>	Divert remaining capital funding to Ruchill Golf Pavilion.
<i>Legal:</i>	There are no legal implications.
<i>Personnel:</i>	There are no personnel implications.
<i>Procurement:</i>	There are no procurement implications.
<b>Council Strategic Plan:</b>	<p>The proposal supports:</p> <p>Grand Challenge 4, Mission 3: Enable staff to deliver a sustainable and innovative council structure that delivers value for money.</p>

### Equality and Socio-Economic Impacts:

<i>Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.</i>	No impact.
<i>What are the potential equality impacts as a result of this report?</i>	No impact. The amenity lost at Ruchill has been reprovisioned at the nearby Ruchill Golf Pavillion
<i>Please highlight if the policy/proposal will help address socio-economic disadvantage.</i>	Positive impact towards investing in other facilities locally.

### Climate Impacts:

<i>Does the proposal support any Climate Plan actions? Please specify:</i>	The asset at Ruchill Golf Pavilion is a more modern and higher performing building than the existing community centre, and re-provisioning services there will lead to a modest improvement in environmental performance.
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*What are the potential climate impacts as a result of this proposal?* As noted above

*Will the proposal contribute to Glasgow's net zero carbon target?* As noted above.

**Privacy and Data Protection Impacts:**

Are there any potential data protection impacts as a result of this report  
Y/N No

## **8. RECOMMENDATIONS**

8.1 It is recommended that Committee notes the content of this report and agrees to approve the proposals set out in part five of this report which include:

- formally closing the building and declaring it as non-operational surplus;
- closing the asset to any new Expressions of Interest through the People Make Glasgow Communities; and
- relocating the remaining funding that was aligned to Ruchill Community Centre to Ruchill Golf Pavilion to support better operational use of the asset.