

ROYAL HOTEL, ROTHESAY

1.0 EXECUTIVE SUMMARY

The purpose of this report is to up-date the committee on progress with the Royal Hotel, Rothesay.

As members will be aware from previous reports the estate of the late Mr George Hart had been sequestered and an accountant in bankruptcy appointed to dispose of the assets. The estate was subsequently put forward for disposal via a public auction which took place on 29 October 2015. An offer was made for the estate and accepted from a local developer and the formal transfer has now taken place. Discussions are currently on going with the local developer to examine all possible options for the building to secure a sustainable solution.

RECOMMENDATIONS

It is recommended that the committee note the contents of this report and note the fact that recent developments represent a positive step forward in working towards securing a sustainable solution for a building that makes an important contribution to the built fabric of Rothesay and has a key role to play in the regeneration of the town, building on the work and investment already undertaken through the Townscape Heritage Initiative (THI).

ROYAL HOTEL, ROTHESAY

2.0 SUMMARY

- 2.1 This report provides an update on the position regarding the Royal Hotel building in Rothesay. The previous update was presented to the Area Committee in September 2014

3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee note the contents of this report and note the fact that recent developments represent a positive step forward in securing a sustainable solution for a building that makes an important contribution to the built fabric of Rothesay and has a key role to play in the regeneration of the town, building on the work and investment already undertaken through the Townscape Heritage Initiative (THI).

4.0 DETAILS

- 4.1 As members will be aware the estate of the late Mr George Hart was sequestrated and an accountant in bankruptcy appointed to dispose of the assets. The estate was subsequently put forward for disposal via a public auction which took place on 29 October 2014. A local developer made a formal offer for the estate that was accepted and the formal transfer has now taken place. Discussions are ongoing with the developer to look at all potential options for the building. To assist in this a steering group has been set up and there will be on going liaison to ensure that the necessary support is provided to work towards securing a sustainable solution for this building which makes an important contribution to the built fabric of the town.

5.0 CONCLUSION

- 5.1 The building is in a stable condition and a monitoring program is in place. In addition the building now has a new owner that the Council is currently working with to secure a sustainable end use. The building is therefore no longer in immediate

threat of being lost and the emphasis now is on offering support to the owner as future options are investigated for the building.

6.0 IMPLICATIONS

6.1	Policy	The development of a solution for the Royal Hotel fits with the council's corporate plan, single outcome agreement and approved Local Development Plan for town centre regeneration and links to the outcomes of the THI.
6.2	Financial	Officer time
6.3	Legal	The sequestration process has been completed. Recent and ongoing action neutralises the immediate risk to the building
6.4	HR	There will be continued support from relevant
6.5	Equalities	None
6.6	Risk	Immediate risk removed
6.7	Customer Services	None

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