

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer: Resources****Infrastructure Regeneration and Economic Development Committee:****7 February 2024**

Subject: Sale of land adjacent to 193 Dumbarton Road, Clydebank**1. Purpose**

- 1.1** The purpose of this report is to seek approval for the sale of land at Dumbarton Road, Clydebank to David Hamilton (private individual).

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Approves the sale of the land to David Hamilton at a price of £30,000.
- (ii) Authorises the Chief Officer Resources to conclude negotiations.
- (iii) Authorises the Chief Officer Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

3. Background

- 3.1** The land comprises open space which is wholly owned by the Council, is currently unused and is not required by the Council for its purposes.

4. Main Issues

- 4.1** The land is of triangular shape with frontage to Dumbarton Road (A814), Clydebank as shown in Appendix 1. The land is bounded on its north-eastern boundary by commercial premises at 193 Dumbarton Road.
- 4.2** Asset Management were approached by Mr Hamilton for him to purchase the land from the Council. Mr Hamilton has offered to purchase the land at price of £30,000.
- 4.3** It is understood the Council looked in to marketing this land for sale a number of years ago. However, we believe it was established at the time there is a Scottish Water water/sewage underground pipe which dissects the site therefore it is understood any meaningful construction on a significant section of the land is not therefore possible. Realistically, the land can only be utilised for surface level use.

- 4.4 Asset Management believe the price offer received from Mr Hamilton represents fair value for the land, particularly so given the anticipated difficulties in constructing on the land. The offer received is not subject to any conditions.
- 4.5 It is currently undecided as yet by the purchaser what the future intended use of the property will be, however, Mr Hamilton has suggested that potential use as a (surface only) dog exercise area as a service for general public use (at their cost) is being considered.
- 4.6 Any Planning and/or Licensing consent in respect of the purchaser's ultimate use and/or development of the land will be incumbent on Mr Hamilton to obtain, at his sole risk and cost.
- 4.7 It is anticipated that the transaction will settle prior to 31 March 2024.

5. People Implications

- 5.1 There are no significant people implications other than the resources required by Legal Services to negotiate missives and conclude the transaction.

6. Financial and Procurement Implications

- 6.1 The Council will benefit from a capital receipt for the property in the sum of £30,000.
- 6.2 The Council will no longer incur resources in maintaining the property, i.e. grass cutting.
- 6.3 The Council will therefore generate a revenue savings in maintenance costs.
- 6.4 No financial outlays are required by the Council to facilitate this arrangement.
- 6.5 There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1 The sale will be subject to is subject to legal due diligence. There is a risk of the sale not proceeding due to any emerging issues during the diligence and sale process. This is standard for any sale transaction.

8. Environmental Sustainability

- 8.2 Any development of the property will require to be in line with current building standards.

9. Equalities Impact Assessment (EIA)

9.1 An Equality Impact Assessment is not applicable for the purpose of this report.

10. Consultation

10.1 Consultations have been undertaken with Finance, Greenspace and Regeneration and Regulatory.

11. Strategic Assessment

11.1 By agreeing to this proposal the Council will benefit from savings in relation to maintenance costs in line with the budget option approved at Council in March.

11.2 The recommendation in this report supports the delivery of the Council Strategic Plan and in particular the achievement of the following priorities:

- Our Communities – Resilient and Thriving

Laurence Slavin
Chief Officer: Resources
Date: x January 2023

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Appendices:	Appendix 1 - Location Plan
Background Papers:	None
Wards Affected:	Ward 6