

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Housing, Environment and Economic Development Committee: 2 September 2009

Subject: Sale of Former Auchentoshan Day Centre, Mountblow Road, Clydebank

1. Purpose

- 1.1** To seek Committee approval for the sale of the former Auchentoshan Day Centre, Mountblow Road, Clydebank, as shown on the plan attached, on the open market for development of a residential care home.

2. Background

- 2.1** A planning application for mixed development at the Auchentoshan Estate was called in by the Scottish Ministers on 6 February 2007. The Reporter's recommendation issued on 23 January 2008 stated that the outline planning application for speculative housing on the site of the Day Centre site should be refused.
- 2.2** A Special Report on the Auchentoshan Day Centre was submitted to the Social Work and Health Improvement Committee on 18 February 2009 regarding relocation options for the Centre. The recommendation that the Day Centre be relocated to 2 Dunn Street, Dalmuir was subsequently approved.
- 2.3** Following the closure of the Auchentoshan Day Centre in mid-February 2009 the building has been secured to minimise vandalism.
- 2.4** Accordingly an alternative use as a residential care home is proposed to meet the demand for such facilities in West Dunbartonshire Council and to realise a capital receipt for this property.

3. Main Issues

- 3.1** Social Work Services have advised that there is a current and projected shortfall of care home accommodation within the West Dunbartonshire Council area. The proposed development of the former Day Centre site for this purpose would serve to alleviate this shortage.
- 3.2** Although the Day Centre building has been secured it is potentially subject to vandalism as a result of its isolated location within Auchentoshan Estate. Until the building is demolished there is an ongoing risk of further expenditure being required to maintain the building in a safe and secure condition.

3.3 Details of the former Day Centre have been circulated to all Executive Directors of the Council but no formal interest has been expressed.

3.4 Integrated Impact Assessment

A full impact assessment was not regarded as required, as the only potential equalities impact identified was the potential positive impact of maintaining the level and quality of residential care in the local area for older people.

4. Personnel Issues

4.1 There are no personal issues.

5. Financial Implications

5.1 It is estimated that the Council will benefit from a capital receipt in excess of £450,000 for the property during the financial year 2010/11. There will also be revenue savings in respect of maintenance, security, etc.

6. Risk Analysis

6.1 There is no risk associated with the sale of this property on the open market. There is however an on-going danger of injury to persons who may take unauthorised access to the building.

7. Conclusions & Officers' Recommendations

7.1 The sale of this Day Centre on the open market will result in the demolition of the redundant Day Centre building. This will enable development of the site for a purpose built residential care home.

7.2 The Council will be freed of responsibility for revenue expenditure in respect of maintenance and security as outlined in paragraph 3.2. The costs to date in installing window security panels is £7,821 but these may be subject to replacement and further costs in the event of forced entry or vandalism.

7.3 The sale of the former Day Centre will benefit the Council from a capital receipt as outlined in paragraph 5.1.

7.4 It is recommended that the Committee:

- (i) Authorise the Executive Director of Housing, Environmental and Economic Development to sell the former Day Centre at Auchentoshan Estate, Mountblow Road, Clydebank on the open market subject to a closing date for residential care home purposes; and
- (ii) Authorise the Head of Legal, Administrative and Regulatory Services to conclude the transaction subject to such legal conditions that are considered appropriate.

Elaine Melrose

Executive Director of Housing, Environmental and Economic Development

Date: 31 July 2009

Person to Contact: Eric Gadsbey - Estates Surveyor, Garshake Road,
Dumbarton, G82 3PU, telephone: 01389 737158, e-mail:
eric.gadsbey@west-dunbarton.gov.uk

Appendix: Plan of Day Centre and adjoining land

Background Papers: Estates Section's files

Wards Affected: 5