

WEST DUNBARTONSHIRE COUNCIL

Report by Executive Director of Housing, Environmental and Economic Development

Housing, Environment and Economic Development Committee: 8 April 2009

Subject: Sale of surplus premises at 1 Mill Road, Clydebank, G81 1EL

1. Purpose

- 1.1** The purpose of this report is to seek Committee approval to sell the former care home known as “Mill Haven”, 1 Mill Road, Clydebank on the open market for residential purposes.

2. Background

- 2.1** This property was leased by the former Clydebank District Council to the Yoker Evangelical Charitable Trust from 24 January 1994 until 23 January 2119 (125 years) for use as a residential nursing home for the elderly.
- 2.2** Due to a reduced occupancy level and lack of funding the Trust advises that it can no longer continue to operate the care home. Accordingly it has given formal notice that it wishes to surrender the existing lease from 30 April 2009.
- 2.3** The premises comprise a detached two storey stone villa erected around 1907 containing eleven apartments and ancillary accommodation. It is understood however that the property does not conform to current care home standards. The building stands in landscaped garden grounds and is bounded on three sides by brick walls. It retains the original residential characteristics of its original use when it was two semi-villas and could be re-used for this purpose with suitable adaptations.
- 2.4** The total gross overall area is calculated at 377 sq metres (4,060 sq ft) with a site area of 891 sq metres (0.22 acres) as shown on the plan attached as an appendix.

3. Main Issues

- 3.1** Details of these premises have been circulated to all Executive Directors of the Council but no formal interest has been expressed.
- 3.2** Retention of these premises will incur on-going costs e.g. maintenance, security, building insurance and empty rates payments.
- 3.3** Residential use of this property is the preferred option of Planning Services.
- 3.4** A formal renunciation of the existing lease will require to be legally concluded

prior to disposal of these premises on the open market.

4. Personnel Issues

4.1 There are no personnel issues.

5. Financial Implications

5.1 It is estimated that the Council will benefit from a capital receipt in excess of £250,000 for this property during the financial year 2009/10. 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.

7. Conclusions

7.1 The sale of this property will benefit the Council from a capital receipt as outlined in paragraph 5.1 and savings in revenue expenditure referred to in paragraph 3.2.

8. Recommendations

8.1 It is recommended that the Committee:

- (i) **Authorise the Executive Director of Housing, Environmental and Economic Development to sell the surplus premises at “Mill Haven”, 1 Mill Road, Clydebank on the open market subject to a closing date for residential 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: 2 March 2009

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

Appendices: Ground Area Plan

Background Papers: Estates Section's Files

Wards Affected: 6