

WEST DUNBARTONSHIRE COUNCIL

Report by the Acting Executive Director of Housing, Environment And Economic Development (Housing and Regeneration Services)

**Housing, Environment and Economic Development Committee:
5 September 2007**

**Subject: Disposal of 142 sq metres of land or thereby at 18A Church Street,
Dumbarton to the Scottish Court Service**

1. Purpose

- 1.1** To seek Committee approval to dispose of land extending to 142 sq metres or thereby at 18A Church Street, Dumbarton, and as shown on the attached plan, to the Scottish Court Service (SCS).

2. Background

- 2.1** SCS have recently spent in excess of £2.6 million in upgrading and extending Dumbarton Sheriff Court.
- 2.2** The final phase of the building project involves construction of an extension to the rear of the Sheriff Court and the provision of associated parking. To enhance vehicular access to the rear courtyard, an area of Council owned land is required.

3. Main Issues

- 3.1** This land is not required for Council purposes
- 3.2** Negotiations between the Estates Section and the SCS have resulted in the provisionally agreed terms and conditions which are outlined below.
- (a) The Scottish Court Service shall purchase the land extending to 142 sq metres or thereby at 18A Church Street, Dumbarton.
 - (b) The date of entry shall be 26 October 2007 or earlier by mutual agreement.
 - (c) The price is £15,000 (Fifteen Thousand Pounds Sterling) exclusive of VAT.
 - (d) SCS has already paid the Estates Administration fee of £500 plus VAT.
 - (e) SCS shall pay the Council's legal fees, expenses, outlays and VAT

together with Stamp Duty and Registration Dues.

(f) SCS shall pay for a Property Enquiry Certificate, if applicable.

4. Personnel Issues

4.1 There are no personnel issues.

5. Financial Implications

5.1 The Council will receive a capital sum of £15,000 from the sale of the land.

6. Risk Analysis

6.1 There is no risk associated with this disposal of land.

7. Conclusions

7.1 The sale of this land will enhance the vehicular access to the rear of Dumbarton Sheriff Court.

8. Recommendations:

8.1 That the sale of the land extending to 140 sq metres or thereby at 18A Church Street, Dumbarton to the Scottish Court Service for £15,000 (Fifteen Thousand Pounds Sterling) be agreed subject to the conditions contained within paragraph 3.2 of this report .

8.2 That the Head of Legal and Administrative Services be authorised to conclude the transaction subject to such legal conditions that are considered appropriate.

Irving Hodgson

**Acting Executive Director of Housing, Environment
and Economic Development (Housing and Regeneration Services)**

Date: 6 August 2007

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Appendices: None.

Background Papers: Estates Section's files.

Ward Affected: 3