

WEST DUNBARTONSHIRE COUNCIL

Report by the Director of Housing, Regeneration and Environmental Services

Community Safety & Environmental Services Committee: 3 May 2006

Subject: Allotments at Agamemnon Street, Clydebank

1. Purpose

- 1.1** To advise the Committee that an application has been received from Dalmuir Plots Association, who are the current occupiers of the allotments, requesting the consent of the Council to grant a 25 year lease of the ground.

2. Background

- 2.1** There have been allotments located in Agamemnon Street, Clydebank for many years, possibly since 1916.
- 2.2** The land which is occupied by the Dalmuir Plots Association extends to 1.3 Ha. (3.2 acres) or thereby occupying a location at the junction of Dumbarton Road and Agamemnon Street, Clydebank. This is an area which is predominantly residential in character although there are a number of commercial developments to the east on Dumbarton Road.
- 2.3** Agamemnon Street gives access to Riverside Industrial Estate and is to become the preferred access to the Golden Jubilee Hospital. As a result a minor road junction improvement scheme is currently under construction at Dumbarton Road/Agamemnon Street.
- 2.4** The Dalmuir Plots Association have developed a regeneration project to create new plots with a range of features which will help improve the area and also create an education facility for use by the local community. A new building of 100sqm. is also proposed to facilitate the various activities which are planned.

3. Main Issues

- 3.1** At the present time the Dalmuir Plots Association does not have a formal lease of the land.
- 3.2** They have requested a lease of 25 years in order they may be able to access external funding sources for the upgrading and construction projects they wish to undertake. They do not currently pay any ground rent and they wish this agreement to continue.
- 3.3** The land they occupy has other potential uses. As it is in a residential zoning this would be considered the most likely alternative use. If the land were

offered for sale on the open market, it is likely there would be considerable interest shown by builders for residential development resulting in a substantial capital receipt

4. Personal Issues

4.1 There are no personnel issues.

5. Financial Implications

5.1 If the Council agree to the request from Dalmuir Plots Association for the grant of a new 25 year lease of the land at a nil or nominal ground rent, the matter will require to be referred to the Scottish Executive for Ministers' consent in accordance with S.74 (2) of the Local Government (Scotland) Act 1973.

6. Conclusions

6.1 The Allotments have occupied a prominently located site within Clydebank for many years.

6.2 This land is shortly set to have a further increased profile as a result of the Riverside Developments which are taking place.

6.3 The proposals put forward by Dalmuir Plots Association will, if a lease is granted, result in a degree of improvement at this location.

7. Recommendation

7.1 **The Committee is invited to approve the application from Dalmuir Plots Association for the grant of a new 25 year lease of the land at a nil rental and agree to refer the matter to the Scottish Executive with a view to securing the necessary consent.**

David McMillan
Director of Housing, Regeneration and Environmental Services
Date: 11 April 2006

Wards Affected: Ward 2

Appendix: Map of location

Background Papers: Estates Section File

Person to Contact: Allan Donaldson, Estates Section,
Housing, Regeneration and Environmental Services
Council Offices, Garshake Road, Dumbarton G82 3PU
e-mail: allan.donaldson@west-dunbarton.gov.uk
Tel. No.: (01389) 737148.