

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Educational Services**

#### **Education & Lifelong Learning Committee**

**20 October 2010**

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**Subject: Former Scout Hall, 104 East Barns Street, Clydebank.**

#### **1. Purpose**

- 1.1** The purpose of this report is to seek Committee approval to declare the former Scout Hall at 104 East Barns Street, Clydebank surplus to requirements, and to authorise the Executive Director of Housing, Environment and Economic Development to sell the property on the open market.

#### **2. Background**

- 2.1** The ground was leased in 1988 by the 3<sup>rd</sup> Clydebank Scout Group from the former Strathclyde Regional Council for a period of 3 years at a rent of £1.00 per annum. The ground lease has subsequently been renewed annually by virtue of tacit relocation. The Scouts erected a single storey, detached building which comprises of a prefabricated timber structure with render applied and a flat bituminous roof. The Scout Group has now disbanded and informed the Council in writing on 2 August 2010 that they wished to terminate their agreement on 31 August 2010. The site area extends to 716.1 square metres or thereby.
- 2.2** Educational Services has no requirement for the use of this property. All other Departments of the Council have been advised of the availability of this property. No written notes of interest have been received from the other Departments and the premises can therefore be considered surplus to the Council's requirements.

#### **3. Main Issues**

- 3.1** The property is not required for Council purposes.
- 3.2** Retention of these premises will incur on-going costs in respect of security, building insurances, and empty rates payments.

- 3.3** The property is situated in an area allocated for residential use in the West Dunbartonshire Local Plan and could be sold for this use subject to planning consent for change of use.

#### **4. People Implications**

- 4.1** There are no significant people implications from this proposal other than the resources required by the Estates Section of HEED and Legal Services to negotiate and formalise matters.

#### **5. Financial Implications**

- 5.1** Educational Services shall benefit from revenue savings in respect of the cost of security, maintenance, buildings insurance, and empty rates payments.
- 5.2** The General Services Account will receive the open market value which is estimated at £20,000 during 2011/12 as a result of the sale of these premises. The expected receipt has not been forecast within the Capital Plan for 2011/2012.

#### **6. Risk Analysis**

- 6.1** There is a risk of vandalism to this vacant property.

#### **7. Equalities Impact**

- 7.1** No significant issues were identified in a screening for potential equality impact in this report.

#### **8. Conclusions and Recommendations**

- 8.1** Declaring this property surplus and advertising the subjects on the open market will produce the market value for the General Services Account as outlined in paragraph 5.2 above and savings in revenue expenditure referred to in paragraph 5.1.
- 8.2** It is recommended that:
- (a) The Committee agrees to declare this property surplus to its operational requirements.
  - (b) The Executive Director of Housing, Environmental and Economic Development be authorised to market this vacant and surplus property at 104 East Barns Street, Clydebank on the open market for residential use.
  - (c) The Head of Legal, Administrative and Regulatory services be authorised to conclude the transaction subject such legal conditions that are considered appropriate.

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**Background Papers:** None

**Wards Affected:** 6