

**WEST DUNBARTONSHIRE COUNCIL****Report by Chief Officer: Supply, Distribution and Property****Infrastructure Regeneration and Economic Development Committee:****16 August 2023**

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**Subject : Sale of Site at Levenside Road, Vale of Leven Industrial Estate, Dumbarton G82 3PE**

**1. Purpose**

- 1.1** The purpose of this report is to seek Committee approval for the Council to enter into a contract for the disposal of the site at Levenside Road, Vale of Leven Industrial Estate, Dumbarton to Mr Tahir Rashid.

**2. Recommendations**

- 2.1** It is recommended that the Committee:

- (i) Approve the disposal of the site to Mr Tahir Rashid for a figure of £51,789 plus vat.
- (ii) Authorise the Chief Officer, Supply, Property and Distribution to conclude negotiations on such conditions as considered appropriate.
- (iii) Authorise the Chief Officer, Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

**3. Background**

- 3.1** The site is wholly owned by West Dunbartonshire Council and is surplus to the requirements of any Council service.
- 3.2** The site is currently let on a month to month basis to an individual who uses it for storage in connection with his business which is located nearby.

**4. Main Issues**

- 4.1** The property is not required by the Council for any operational purpose.
- 4.2** The property was extensively marketed for sale during May and June 2023. Marketing Details were prepared (Appendix 1).

- 4.3** The availability of the property was listed on the Council's website and social media. Details were also circulated to commercial property agents, local solicitors, business development bodies and the property was listed on the main Commercial property marketing websites.
- 4.4** A closing date was set for receipt of informal offers on Wednesday 5 July 2023. Seven offers were received ranging from £6,500 to £51,789.
- 4.5** The offer from Mr Tahir Rashid is subject only to standard commercial conditions and is not subject to survey or valuation. Mr Tahir Rashid intends to build a light industrial unit on the site to use for storage,

## **5. People Implications**

- 5.1** There are no significant people implications other than the resources required by Legal Services to negotiate missives and conclude the transaction.

## **6. Financial and Procurement Implications**

- 6.1** The Council will benefit from a capital receipt of £51,789 plus vat.
- 6.2** The Council will no longer have to incur resources in managing the property and dealing with complaints and costs connected with fly tipping on the site.
- 6.3** There are no procurement implications arising from this report.

## **7. Risk Analysis**

- 7.1** The disposal is subject to legal due diligence.
- 7.2** As with any transaction of this nature there is a risk of the sale not proceeding due to issues which arise during the due diligence process and the property may require to be remarketed.

## **8. Environmental Sustainability**

- 8.1** Any development of the site will require to be in line with current planning building standard requirements.

## **9. Equalities Impact Assessment (EIA)**

- 9.1** An Equality Impact Assessment is not applicable for the purpose of this report.

## **10. Consultation**

- 10.1** Consultations have been undertaken with Finance, Regulatory Services, Roads and Planning.

## **11. Strategic Assessment**

- 11.1** By agreeing to this proposal the Council will benefit in terms of receiving a capital receipt and removing a liability from the property portfolio.
- 11.2** A site on one of the main Industrial/commercial estates will be developed and brought back into economic use.
- 11.3** By agreeing to this proposal this will be contributing to the Council's strategic priority for a strong local economy and improved job opportunities.

Angela Wilson  
Chief Officer: Supply, Distribution and Property  
Date: 6<sup>th</sup> July 2023

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<b>Appendices:</b>	Appendix 1 – Marketing Details.
<b>Background Papers:</b>	None
<b>Wards Affected:</b>	3