

## **WEST DUNBARTONSHIRE COUNCIL**

**Report by Director of Housing, Regeneration and Environmental Services**

**Community Safety & Environmental Services Committee: 2 August 2006**

---

**Subject: Request by West Dunbartonshire Muslim Education Society to purchase the Victoria Institute, Lennox Street, Renton**

### **1. Purpose**

- 1.1** To advise the Committee of a request from the West Dunbartonshire Muslim Education Society to purchase the Victoria Institute, Lennox Street, Renton.

### **2. Background**

- 2.1** On 9 February 2006 the Council agreed to the closure of the Renton Library located within the Victoria Institute.
- 2.2** In March 2006 Cordale Housing Association Ltd purchased all the properties within Dalquhurn Works, John Street, Renton which included a building occupied by the West Dunbartonshire Muslim Education Society.
- 2.3** The Estates Section has received a written request from West Dunbartonshire Muslim Education Society seeking to purchase a property in Renton for children's education, prayer and community base.

### **3. Main Issues**

- 3.1** The Victoria Institute is a category 'C'(s) listed building and the proposed use of this building by the West Dunbartonshire Muslim Education Society would not require planning consent.
- 3.2** The Estates Section has been in discussion with the West Dunbartonshire Muslim Education Society and the following terms and conditions have been provisionally agreed:-
- a) Sale of the Victoria Institute, Lennox Street, Renton to the West Dunbartonshire Muslim Education Society.
  - b) The date of entry shall be 1 September 2006.
  - c) The price shall be £80,000 (Eighty Thousand Pounds) which is the open market capital value.
  - d) The purchaser shall pay the Council's surveyors fee of £500 + VAT.

- e) The purchaser shall pay the Council's legal fees, expenses, outlays and VAT together with stamp duty and registration dues.
- f) The purchaser shall pay for a planning enquiry certificate, if required.

#### **4. Financial Implications**

- 4.1 The Council's General Services Capital Account will benefit from a capital receipt of £80,000.

#### **5. Personnel Issues**

- 5.1 There are no personnel issues.

#### **6. Conclusion**

- 6.1 Appropriate terms concerning the sale of this surplus property to the West Dunbartonshire Muslim Education Society have been agreed.

#### **7. Recommendations**

- 7.1 It is recommended that:-

- (a) the Director of Housing, Regeneration and Environmental Services be authorised to sell the Victoria Institute, Lennox Street, Renton to the West Dunbartonshire Muslim Education Society on the terms and conditions stated in paragraph 3.2 of this report; and
- (b) the Head of Legal and Administrative Services be authorised to conclude this transaction subject to such legal conditions as are considered appropriate.

**David McMillan**  
**Director of Housing, Regeneration and Environmental Services**  
**Date: 13 July 2006**

---

<b>Wards Affected:</b>	17
<b>Appendix:</b>	None
<b>Background Papers:</b>	Estates Section File
<b>Person to Contact:</b>	William Gibson, Section Head of Estates Garshake Road, Dumbarton G82 3PU Tel. No.: 01389 737156 william.gibson@west-dunbarton.gov.uk