

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Acting Executive Director of Housing, Environmental and Economic Development (Housing and Regeneration Services)**

**Housing, Environment and Economic Development Committee:  
7 November 2007**

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**Subject: Sale of vacant first floor premises at 134C and 134D Main Street,  
Alexandria**

#### **1. Purpose**

- 1.1** To seek Committee approval to sell the vacant first floor premises at 134C and 134D Main Street, Alexandria on the open market for residential purposes.

#### **2. Background**

- 2.1** Both these properties are presently vacant and were previously leased by the Council for office use. The premises retain the residential characteristics of their original use as flats but require significant internal upgrading as they do not meet tolerable standards. The premises of 134C Main Street has a gross internal floor area of 411 sq feet or thereby and 134D Main Street, an area of 583 sq feet or thereby.
- 2.2** Current legislation, particularly the Disability Discrimination Act 1995, makes both properties unsuitable for continued office use.

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

- 3.1** The offices are not required for Council purposes.
- 3.2** Retention of these offices will incur on-going costs e.g. maintenance, security, building insurance and empty rates payments.
- 3.3** It is current planning policy that residential use of the upper floors of the traditional two storey buildings at Main Street, Alexandria be encouraged.

#### **4. Personnel Issues**

- 4.1** There are no personnel issues.

## **5. Financial Implications**

- 5.1** It is estimated that the Council will benefit from a capital receipt in excess of £50,000 and revenue savings in respect of maintenance, security, etc.

## **6. Risk Analysis**

- 6.1** There is no risk associated with the sale of these properties.

## **7. Conclusions**

- 7.1** The sale of the properties will benefit the Council by way of a capital receipt as outlined in paragraph 5.1 and savings in revenue expenditure referred to in paragraph 3.2.

## **8. Recommendations**

- 8.1** That the Acting Executive Director of Housing, Environmental and Economic Development (Housing and Regeneration Services) be authorised to sell these vacant premises at 134 C and 134D Main Street, Alexandria on the open market for residential purposes.
- 8.2** That the Head of Legal, Administrative and Regulatory Services be authorised to conclude the transactions subject to such legal conditions that are considered appropriate.

**Irving Hodgson**

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

**Date: 15 October 2007**

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**Appendices:** None

**Background Papers:** Estates Section's Files

**Ward Affected:** 2