

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer: Supply, Distribution and Property

Infrastructure Regeneration and Economic Development Committee:

16 August 2023

Subject : Sale of Site at Duntocher Road, adjacent to Kilbowie Roundabout, Clydebank

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 Duntocher Road, Clydebank to Langlee Ltd.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Approve the disposal of the site to Langlee Ltd for a figure of £500,000 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 was not marketed for sale and is currently vacant and has been unused for many years.

4. Main Issues

- 4.1** The site is not required by the Council for any operational purpose.
- 4.2** The site was not marketed but the Council were approached by the Director of Langlee Ltd, Brian Kilgour approached the Council and expressed his interest in purchasing the site and subsequently followed this up with an offer to purchase.

4.3 The offer is subject to all Planning Permissions, Building Warrants, Completion Certificates and all other requisite Consents affecting the Subjects, together with all relative Plans.

4.4 The proposed development will develop an area of land which is currently underutilised.

4.5 The site is to be used for a commercial purpose incorporating electric vehicle charging station and battery storage and for no other purpose.

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 £500,000 plus VAT.

6.2 The Council no longer have to incur resources in managing the site, and dealing with complaints and costs connected with flying-tipping.

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.
- 11.2** By agreeing to this proposal, a site which has been vacant and disused for a number of years will be brought back into a serviceable and employment generating use and the future liability for the ingoing upkeep and maintenance of the site will be removed from the Council.
- 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
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Date: 13 July 2023

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Appendices: Appendix 1 – Site Plan

Background Papers: None

Wards Affected: 5