

WEST DUNBARTONSHIRE COUNCIL

Report by the Strategic Lead, Regeneration

Infrastructure, Regeneration and Economic Development Committee:

21 August 2019

Subject: Sale of surplus land at Crosslet House, Stirling Road, Dumbarton

1. Purpose

- 1.1** The purpose of this report is to advise the Committee on the outcome of the marketing of the surplus land at Crosslet House, Stirling Road, Dumbarton. The report details the offer received and seeks Committee approval to conclude disposal of the site.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Approve the disposal of the surplus land at Crosslet House, Stirling Road, Dumbarton for a consideration of £1,150,000 (One Million One Hundred and Fifty Thousand Pounds) to Turnberry Homes Ltd.
- (ii) Authorise the Strategic Lead, Regeneration to conclude negotiations.
- (iii) Authorise the Strategic Lead, Regulatory to conclude the transaction on such conditions as considered appropriate.

3. Background

- 3.1** The site for disposal is the surplus land at Crosslet House, Stirling Road, Dumbarton (Appendix 1).
- 3.2** West Dunbartonshire Council undertook an exercise to rationalise the Care Homes within the area which are more suitable and fit for purpose for local residents. This resulted in a new Care Home for the Dumbarton and Alexandria areas based at Crosslet House, Dumbarton and the subsequent closures of Willox Park, Dalreoch House and Langcraigs Care Homes.
- 3.3** The land around Crosslet House was declared surplus following the completion of the new Care Homes in May 2017.
- 3.4** Works to treat and monitor invasive species has been ongoing since May 2017.

4. Main Issues

- 4.1** A marketing campaign was commenced December 2018 by our nominated agent and a closing date being set of 20 June 2019.

- 4.2** The site was extensively marketed; sales particulars (Appendix 2) were uploaded onto various property websites, including the Council's own website. Regular e-mailing's were undertaken to our nominated agent's comprehensive list of property agents, developers, housing associations and property companies. A "For Sale" sign was also erected at a prominent location on site.
- 4.3** At the closing date, three offers to purchase were received from developers with the highest £1,150,000 (One Million One Hundred and Fifty Thousand Pounds) being recommended for acceptance.
- 4.4** Within the Local Development Plan Proposed Plan 2018 the site is identified as opportunities for private housing opportunity (H2(17)).
- 4.5** Turnberry Homes, a medium sized house builder, has submitted the higher of the three offers. They are a well established and successful house builder who have undertaken a number of schemes within West Dunbartonshire and are therefore well aware of the Council's planning and other statutory requirements.
- 4.6** Turnberry Homes propose a scheme of 40 private dwelling units being a mix of 3 and 4 bedroom detached and semi detached villas and four, two bedroom flatted development as detailed in the attached layout plan (Appendix 3).
- 4.7** Turnberry Homes have reflected in their offer soft abnormal costs based on the information supplied by the Council but this will be subject to a more detailed site investigation.

5. People Implications

- 5.1** Other than the Officers time involved in concluding the proposed deal there are no People implications.

6. Financial and Procurement Implications

- 6.1** The financial implications of the proposed sale is a capital receipt to the Council of £1,150,000 minus abnormal costs to be agreed.
- 6.2** Construction of 40 units as indicated by Turnberry Homes would generate a minimum income in the region of £72,874 per annum for both Council Tax based on Band E rating. This income stream cannot obviously be guaranteed and would be dependent on all units being sold and planning permission being achieved. We have had no indicative layout plan by the purchaser and therefore this is at this stage an anticipated figure. The income stream cannot be guaranteed as this would depend on the net migratory effect.
- 6.3** There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1** The main risk associated with the disposal of the site is that the transaction may not conclude for a variety of reasons including planning, ground conditions and abnormals. In that case, the Council will require to remarket the site for sale.

8. Environmental Sustainability

- 8.1** Any future development of the sites will require that SEA legislation will be considered and taken into account as part of any planning application assessment.

9. Equalities Impact Assessment (EIA)

- 9.1** An Equality Impact Screening did not indicate any further action required in relation to this transaction.

10. Consultation

- 10.1** Consultations have been undertaken with Finance and Regulatory however wider consultation will take place during any Planning Application process.

11. Strategic Assessment

- 11.1** By agreeing to this sale the Council will realise a capital receipt whilst delivering on the wider rationalisation strategy for the Council.

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Date: 26 July 2019

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Appendices: Appendix 1 – Site Layout
Appendix 2 – Schedule of Particulars
Appendix 3 – Turnberry Homes Site Layout Plan

Background Papers: Report by the Executive Director of infrastructure and
Regeneration to Council: 24 June 2014.

Wards Affected: Ward 3