

**WEST DUNBARTONSHIRE COUNCIL****Report by Chief Officer: Resources****Infrastructure Regeneration and Economic Development Committee:****1 November 2023**

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**Subject: Sale of 134 A&B Main Street, Alexandria G83 0NZ****1. Purpose**

- 1.1** The purpose of this report is to seek Committee approval for West Dunbartonshire Council (the Council) dispose of 134 A&B Main Street, Alexandria (the Property) to Stephen Mahan and James Sartain.

**2. Recommendations**

- 2.1** It is recommended that Committee:

- (i) Approves the disposal of 134 A&B Main Street, Alexandria to Stephen Mahan and James Sartain for a figure of £45,500.
- (ii) Authorises the Chief Officer Resources to conclude negotiations.
- (iii) Authorises the Chief Officer Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

**3. Background**

- 3.1** The property is wholly owned by the Council and was previously occupied as an office by a firm of solicitors whose lease expired in September 2022.
- 3.2** The property was marketed for lease but no interest was received.

**4. Main Issues**

- 4.1** The property is unused and surplus to requirements for any operational Council purpose. It was marketed for sale during July and August 2023. The marketing details are included at Appendix 1 to this report.
- 4.2** The property's availability was listed on the Council's website and social media. Details were also circulated to commercial property agents, local solicitors, and business development bodies. It was also listed on the main commercial property marketing websites.
- 4.3** By the closing date for receipt of informal offers (Wednesday 23 August 2023) five offers had been received ranging from £22,500 to £45,500, with Stephen Mahan and James Sartain submitting the highest offer.

**4.4** The offer from Stephen Mahan and James Sartain is subject to standard commercial conditions. The intended use is conversion of the property into flatted residential properties.

**4.5** It is anticipated that the transaction will settle prior to 31 March 2024.

## **5. People Implications**

**5.1** There are no significant people implications other than the resources required by legal services and asset management to negotiate missives and conclude the transaction.

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

**6.1** The Council will benefit from a capital receipt of £45,500 and no longer have to incur revenue costs for managing and maintaining the property including utility costs. Following the proposed conversion of the property to residential use, the Council will receive Council tax income (currently unquantifiable).

**6.2** There are no procurement implications arising from this report.

## **7. Risk Analysis**

**7.1** The disposal is subject to legal due diligence. There is a risk of the sale not proceeding due to any emerging issues during the due diligence process. This is standard for any disposal transaction.

## **8. Environmental Sustainability**

**8.1** Any redevelopment the property will require to be in line with current building standards.

## **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 and Regulatory Services and Planning.

## **11. Strategic Assessment**

**11.1** By agreeing to this proposal this will be contributing to the Council's strategic priority for a strong local economy and improved job opportunities.

Laurence Slavin  
Chief Officer: Resources  
Date: 5 October 2023

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**Appendices:** Appendix 1 – Marketing Details.

**Background Papers:** None

**Wards Affected:** Ward 2