

Agenda

Infrastructure, Regeneration and Economic Development Committee

Date: Wednesday, 17 August 2022

Time: 10:00 a.m.

Format: Hybrid meeting

Contact: committee.admin@west-dunbarton.gov.uk

Dear Member

Please attend a meeting of the **Infrastructure, Regeneration and Economic Development Committee** as detailed above.

Members will have the option to attend the meeting remotely or in person at the Civic Space, 16 Church Street, Dumbarton.

The business is shown on the attached agenda.

Yours faithfully

PETER HESSETT

Chief Executive

Distribution:-

Councillor Craig Edward
Councillor David McBride (Chair)
Councillor Jonathan McColl
Councillor Michelle McGinty
Councillor John Millar
Councillor Lawrence O'Neill (Vice Chair)
Councillor Lauren Oxley
Councillor Chris Pollock
Councillor Martin Rooney
Councillor Gordon Scanlan
Councillor Clare Steel
Councillor Sophie Traynor

All other Councillors for information

Chief Executive
Chief Officer – Regulatory and Regeneration
Chief Officer – Supply, Distribution and Property
Chief Officer – Roads and Neighbourhood

Date of Issue: 4 August 2022

Audio Streaming

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**INFRASTRUCTURE, REGENERATION AND ECONOMIC
DEVELOPMENT COMMITTEE**

WEDNESDAY, 17 AUGUST 2022

AGENDA

1 STATEMENT BY CHAIR – AUDIO STREAMING

The Chair will be heard in connection with the above.

2 APOLOGIES

3 DECLARATIONS OF INTEREST

Members are invited to declare if they have an interest in any of the items of business on this agenda and the reasons for such declarations.

4 RECORDING OF VOTES

The Committee is asked to agree that all votes taken during the meeting be done by roll call vote to ensure an accurate record.

5 OPEN FORUM

The Committee is asked to note that no open forum questions have been submitted by members of the public.

**6 ROADS & NEIGHBOURHOOD DELIVERY PLAN 21/22 – ‘TO FOLLOW’
YEAR END PROGRESS REPORT**

Submit report by the Chief Officer – Roads & Neighbourhood, providing the year-end progress of the 2021/22 Delivery Plan.

7 ECONOMIC DEVELOPMENT ELEMENTS OF THE REGULATORY & REGENERATION (R&R) DELIVERY PLAN 2021/22 – YEAR-END PROGRESS REPORT **7 - 12**

Submit report by the Manager, Economic Development, Regulatory & Regeneration, providing the year-end progress of the Economic Development elements of the R&R Delivery Plan 2021/22.

- | | | |
|-----------|--|--------------------|
| 8 | SUPPLY DISTRIBUTION & PROPERTY DELIVERY PLAN
2021/22 YEAR END PROGRESS | 13 - 20 |
| | Submit report by the Chief Officer – Supply, Distribution and Property, providing the year-end progress of the 2021/22 Delivery Plan. | |
| 9 | SALE OF SITE AT 12 OVERTON STREET, ALEXANDRIA | 21 - 24 |
| | Submit report by the Chief Officer – Supply, Distribution and Property, seeking approval for the Council to enter into a contract for the disposal of this site to McPherson Memorials Ltd. | |
| 10 | SALE OF SITE AT LEVENBANK, JAMESTOWN, G83 8BZ | 25 - 34 |
| | Submit report by the Chief Officer – Supply, Distribution and Property, seeking approval for the Council to enter into a contract for the disposal of this site to Turnberry Homes Limited. | |
| 11 | SALE OF LAND AT REAR OF FERRYDYKES COTTAGE
OLD KILPATRICK | 35 - 38 |
| | Submit report by the Chief Officer – Supply, Distribution and Property, seeking approval for the Council to enter into a contract for the disposal of land to Mr. Malik. | |
| 12 | SALE OF SITE AT BURROUGHS WAY, DUMBARTON | 39 - 42 |
| | Submit report by the Chief Officer – Supply, Distribution and Property, seeking approval for the Council to enter into a contract for the disposal of land to Muirfield Ltd. | |
| 13 | SALE OF 77 BANK STREET, ALEXANDRIA, G83 0LZ | 43 - 45 |
| | Submit report by the Chief Officer – Supply, Distribution and Property, seeking approval for the Council to enter into a contract for the disposal of 77 Bank Street, Alexandria to Aldi UK Ltd. | |
| 14 | SUBLEASE OF 3 BIRCH ROAD AND 1 OVERBURN AVENUE
DUMBARTON | ‘TO FOLLOW’ |
| | Submit report by the Chief Officer – Supply, Distribution and Property | |

15 UPDATE ON DEVELOPMENT AT MITCHELL WAY, ALEXANDRIA 47 - 51

Submit report by the Chief Officer – Supply, Distribution and Property, providing an update with indicative layout plans at Mitchell Way redevelopment site, Alexandria.

**16 INFRASTRUCTURE, REGENERATION & ECONOMIC ‘TO FOLLOW’
DEVELOPMENT BUDGETARY CONTROL REPORT**

Submit report by the Manager, Economic Development, Regulatory & Regeneration

WEST DUNBARTONSHIRE COUNCIL

Report by Manager – Economic Development, Regulatory & Regeneration

Committee: Infrastructure, Regeneration and Economic Development 17 August 2022

Subject: Economic Development Elements of the Regulatory & Regeneration (R&R) Delivery Plan 2021/22 - Year-end Progress

1 Purpose

- 1.1 This report provides members with the year-end progress of the Economic Development elements of the R&R 2021/22 Delivery Plan as agreed at Committee on 12 May 2021.

2 Recommendations

- 2.1 It is recommended that Committee
- Notes progress made on the delivery of the 2021/22 plan.

3 Background

- 3.1 In line with the Strategic Planning & Performance Framework, each Chief Officer develops an annual Delivery Plan which sets out actions to help deliver the Strategic Plan and address the performance challenges and service priorities identified in the planning process. The Plan also provides an overview of services and resources, including employees and budgets, sets out the performance indicators (PIs) for monitoring progress and considers the relevant risks.
- 3.2 Progress is reported to committee twice yearly, at mid-year and year-end.

4 Main Issues

- 4.1 The Economic Development elements of the Delivery Plan were presented to Infrastructure, Regeneration and Economic Development (IRED) Committee on 12 May 2021 and mid-year progress on 17 November 2021.
- 4.2 The Delivery Plan for 2021/22 was supported by an action plan to be delivered over the year. Appendix 1 sets out the progress of that plan in detail and shows that all 6 actions were completed by year-end.
- 4.3 Year-end values are available for 2 of the 5 PIs in the plan, with one PI meeting target and the other narrowly missing target. Full details are set out in Appendix 1. The full set of PIs will be reported through the Council's annual performance reporting process once all data becomes available.

5 People Implications

5.1 There are no direct people implications arising from this report.

6 Financial & Procurement Implications

6.1 There are no direct financial or procurement implications arising from this report.

7 Risk Analysis

7.1 Failure to deliver on the actions assigned to R&R may have a direct impact on the delivery of the Council's Strategic Plan. It is essential that remedial action is taken to ensure strategic delivery plans achieve the commitments detailed and approved.

8 Equalities Impact Assessment

8.1 Screening and impact assessments will be carried out on specific activities as required.

9 Consultation

9.1 The delivery plans were developed through consultation with officers from the strategic service areas.

10 Strategic Assessment

10.1 The delivery plans set out actions to support the successful delivery of the strategic priorities of the Council.

Manager:	Gillian McNamara
Service Area:	Economic Development, Regulatory & Regeneration
Date:	3 August 2022

Person to Contact:	Lynn Henderson lynn.henderson@west-dunbarton.gov.uk
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Appendices:	Appendix 1: Economic Development Elements of R&R Delivery Plan 2021/22 - Year-end Progress
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Background Papers:	Economic Development Elements of R&R Delivery Plan 2021/22 Report – IRED 12 May 2021 Economic Development Elements of R&R Delivery Plan 2021/22 Mid-year Report – IRED Committee, 17 November 2021
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Wards Affected:	All
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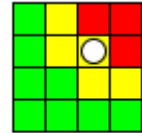
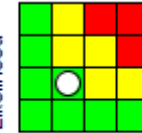
Appendix 1: Economic Development Elements of the R&R Delivery Plan 2020/21 - Year-end Progress

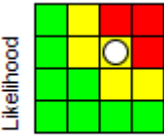
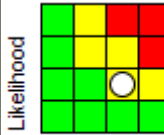
	A strong local economy and improved job opportunities
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	A growing economy
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Performance Indicator	2020/21	2021/22						Owner
	Value	Status	Value	Target	Short Trend	Long Trend	Note	
Number of businesses given advice and assistance to start up through Business Gateway	200		201	200			During 2021/22, 201 business start-ups were supported through the Business Gateway service which slightly exceeded the target of 200.	Gillian Scholes
No of business gateway start-ups per 10,000 population	22.3		Not yet available	21.98			2021/22 data for these Local Government Benchmarking Framework indicators will be available in the first quarter of 2023 following publication by the Improvement Service.	Gillian Scholes
Cost of Economic Development & Tourism per 1,000 population	155,060		Not yet available	150,000				Gillian Scholes
Proportion of properties receiving superfast broadband	98.4%		Not yet available	100%			Data will be available from the 2022 Ofcom Connected Nations Report which has yet to be published.	Gillian Scholes


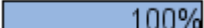
Action	Status	Progress	Due Date	Note	Owner
Deliver key regeneration sites across West Dunbartonshire			31-Mar-2022	Actions completed for this period. As the new Economic Development Strategy is developed, details of actions will be set out in that plan.	Gillian McNamara; Pamela Clifford
Explore commercial opportunities in our town centres			31-Mar-2022	Artizan Centre acquisition completed March 2022.	Gillian McNamara
Deliver the Town Centre Recovery Plan			31-Mar-2022	A number of different interventions have been delivered, including 'Loves Local', Loves Local gift cards, and town centre COVID adaption grants.	Gillian McNamara

Risk	Description	Current Assessment	Target Assessment	Date Reviewed	Note	Owner
Failure to deliver Queens Quay Masterplan	Following completion of Council investment there is a risk the housing plot sales do not materialise in the next 3-7 years.	 Likelihood Impact	 Likelihood Impact	13-Apr-2022	Focus continues on landowners securing new housing developments for the site.	Gillian McNamara; Pamela Clifford

Risk	Description	Current Assessment	Target Assessment	Date Reviewed	Note	Owner
Inability to meet demands of Council to progress regeneration projects within desired timescales	The number and complexity of regeneration projects is putting considerable strain on the resources available which can be exacerbated by delays out with the control of the service and when pinch points on different projects occur at roughly the same time.	 Likelihood Impact	 Likelihood Impact	13-Apr-2022	Individual projects continue to progress, reducing the likelihood of undesirable outcomes.	Pamela Clifford; Alan Douglas; Gillian McNamara




	Supported individuals, families and carers living independently and with dignity
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	More affordable and suitable housing options
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Action	Status	Progress	Due Date	Note	Owner
Ensure the next phase of Queens Quay Housing is delivered		 100%	31-Mar-2022	While there have been delays experienced with private developer securing private housing, all actions within Council control have been completed.	Gillian McNamara

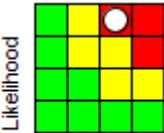
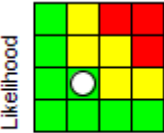
	Efficient and effective frontline services that improve the everyday lives of residents
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	Sustainable & attractive local communities
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Performance Indicator	2020/21	2021/22						Owner
	Value	Status	Value	Target	Short Trend	Long Trend	Note	
Tonnage of carbon dioxide emissions from Council operations and assets	23,635		24,022	22,803			The Council's carbon footprint in 21/22 was 24,022 tonnes of CO ₂ e, just missing the target of 22,803. Stricter carbon reduction targets set by the Climate Change Strategy mean that annual reductions will be more challenging to achieve net zero by 2045. However, it should be expected that there will be fluctuations on our carbon reduction journey towards 2045. There were significant challenges to meeting the target relating to the following: COVID 19 Pandemic - The pandemic had an unprecedented impact on our Council operations and residents. More staff work remotely and as a result we have had to add	Adam Armour - Florence



Performance Indicator	2020/21	2021/22						Owner
	Value	Status	Value	Target	Short Trend	Long Trend	Note	
							<p>carbon emissions from homeworking to the Council’s overall carbon footprint. Emissions relating to energy, waste and travel have also increased because, like the whole world, West Dunbartonshire is ‘bouncing back’ from the pandemic.</p> <p>Waste Streams – Waste and recycling make up almost 52% of the Council’s carbon footprint. Waste levels, particularly from residents, have been increasing since 2012/13, with the highest recorded emissions occurring in 2021/22. Since waste is the largest proportion of Council emissions, improvements to emissions from other sources do not have as much of an impact on our carbon footprint.</p> <p>Heating – Heating makes up about 20% of the Council’s carbon footprint. Whilst carbon emissions for heating have decreased slightly, the benefits of our energy efficiency interventions have been impacted by ventilation requirements in schools as a result of the pandemic. Heating will work harder and go on for longer as a result of windows and doors having to be open across all of our schools.</p> <p>We will continue to implement the actions set out in the Climate Change Strategy Action Plan for 2022/23.</p>	



Action	Status	Progress	Due Date	Note	Owner
Ensure Council has positioned the Energy Centre to showcase best practice at COP26		<div><div>100%</div></div>	31-Mar-2022	Energy Centre successfully showcased at COP26.	Gillian McNamara
Develop a Climate Change Action plan to support the implementation of the Climate Change Strategy and ensure it is devolved and mainstreamed		<div><div>100%</div></div>	31-Mar-2022	Action Plan officially signed-off on 27 October 2021. Now complete. Next steps are to integrate initial actions into Pentana and allocate KPIs, etc.	Gillian McNamara




Risk	Description	Current Assessment	Target Assessment	Date Reviewed	Note	Owner
Affordability of the Exxon City Deal Project	There is a risk that the affordability of delivering the City Deal Exxon project is beyond the resources being made available from Glasgow City Region City Deal.	 Likelihood	 Likelihood	13-Apr-2022	The project board continues to monitor budget challenges including inflation and BREXIT challenges which are likely to impact affordability.	Gillian McNamara

Action Status	
	Completed

PI Status	
	Met or Exceeded Target

Long Term Trends	
	Improving
	Declining

Short Term Trends	
	Improving
	Declining

Risk Status	
	Alert
	Warning
	OK

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer – Supply, Distribution & Property

Committee: Infrastructure, Regeneration and Economic Development
Committee: 17 August 2022

Subject: Supply, Distribution & Property Delivery Plan 2021/22 Year End progress

1 Purpose

- 1.1** This report provides members with the year-end progress of the 2021/22 Delivery Plan.

2 Recommendations

- 2.1** It is recommended that Committee:
- Notes progress made on the delivery of the 2021/22 plan.

3 Background

- 3.1** In line with the Strategic Planning & Performance Framework each Chief Officer develops an annual Delivery Plan which sets out actions to help deliver the Strategic Plan and address the performance challenges and service priorities identified in the planning process. The Plan also provides an overview of services and resources, including employees and budgets, sets out the performance indicators (PIs) for monitoring progress and considers the relevant risks.
- 3.2** Progress is reported to this Committee twice yearly, at mid-year and year-end. The progress of the Delivery Plan for Corporate Procurement is reported separately to the Corporate Services Committee and the progress of the Housing plan is reported to the Housing and Communities Committee.

4. Main Issues

- 4.1** The 2021/22 Delivery Plan was presented to IRED Committee on 12 May 2021 and mid-year progress reported on 17 November 2021.
- 4.2** The Delivery Plan for 2021/22 was supported by an action plan of activities to be delivered over the year. Appendix 1 details the progress on delivery of this action plan.
- 4.3** Two of the four actions have been completed in year as planned. The remaining two actions have been deferred to ensure they align with the new Strategic Plan and will be carried forward and completed in 2022/23:
- Corporate Asset management strategy
 - Property Asset action plan

- 4.4 Year end values are available for all three Performance Indicators set out in the plan, all met or exceeded targets (green).
- 4.5 One performance indicators showed improvement in both the short and long term trend.
- 4.6 Each service area also developed a suite of quality standards, which set out the level of service that users and stakeholders can expect to receive, and remind both the organisation and employees of the challenges and obligations they face in delivering best value services. Of the three PIs measuring quality standards, all met or exceeded targets (green). Full details are set out in Appendix 1.

5 People Implications

- 5.1 There are no direct people implications arising from this report.

6 Financial & Procurement Implications

- 6.1 There are no direct financial or procurement implications arising from this report.

7 Risk Analysis

- 7.1 Failure to deliver on the actions assigned to Supply, Distribution and Property may have a direct impact on the delivery of the Council's Strategic Plan. It is essential that remedial action is taken to ensure strategic delivery plans achieve the commitments detailed and approved.

8 Equalities Impact Assessment

- 8.1 Screening and impact assessments will be carried out on specific activities as required.

9 Consultation

- 9.1 The delivery plans were developed through consultation with officers from the strategic service areas.

10 Strategic Assessment

- 10.1 The Delivery Plans set out actions to support the successful delivery of the strategic priorities of the Council.

Chief Officer: **Angela Wilson**

Service Area: Supply, Distribution and Property
Date: 17 August 2022

Person to Contact: Karen Connelly
karen.Connelly@west-dunbarton.gov.uk

Appendices: Appendix 1: SD&P Delivery Plan 2021/22 - Year-end Progress and Quality Standards.












Background Papers: 2021/22 SD&P Delivery Plan Report – IRED Committee, 12 May 2021
2021/22 SD&P Delivery Plan Mid-year Report – IRED Committee, 17 November 2021

Wards Affected: All

Appendix 1: SD&P Delivery Plan 2021/22 Year-end Progress


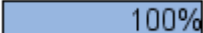
	4. Open, accountable and accessible local government
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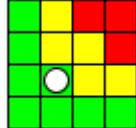
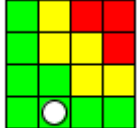
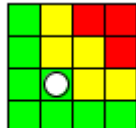
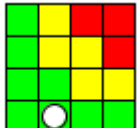
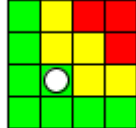
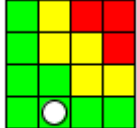
	Equity of access for all residents
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Performance Indicator	2020/21	2021/22						Owner
	Value	Status	Value	Target	Short Trend	Long Trend	Note	
Percentage of council buildings in which all public areas are suitable for and accessible to disabled people	96.5%		96.5%	92%			Performance continues to exceed target.	Michelle Lynn
Proportion of operational buildings that are suitable for their current use	93.3%		93.3%	93%			Performance continues meet target.	Michelle Lynn
Proportion of internal floor area of operational buildings in satisfactory condition	90.1%		91%	91%			Performance continues to meet target.	Michelle Lynn
Action		Status	Progress	Due Date	Note		Owner	
Develop and implement new Corporate Asset management strategy 2021-26			Deferred	31-Mar-2022	An updated Corporate Asset Management Strategy and Property Action Plan has been deferred to 2022 to ensure it meets the aspirations of the new Strategic Plan.		Craig Jardine	
Develop and implement new Property Asset action plan			Deferred	31-Mar-2022	An updated Corporate Asset Management Strategy and Property Action Plan has been deferred to 2022 to ensure it meets the aspirations of the new Strategic Plan. Action carried forward to 2022/23.		Craig Jardine	
Develop and implement new Disposal Strategy			 100%	31-Mar-2022	Action completed successfully. Draft Strategy discussed with relevant officers. Land and Asset Disposal Strategy approved at IRED Committee.		Craig Jardine	

	5. Efficient and effective frontline services that improve the everyday lives of residents
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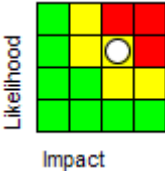
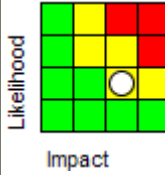
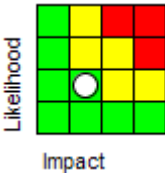
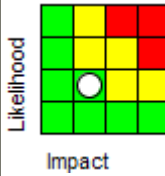
	A continuously improving Council delivering best value
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Support WDC to manage Covid-19 related issues with regards to service delivery			31-Mar-2022	Draft accommodation solution for a phased return to the office has been prepared based on work style information received.	Craig Jardine; Michelle Lynn
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Risk	Description	Current Assessment	Target Assessment	Date Reviewed	Note	Owner
COVID-19 impact on SD&P Workforce	The Council is faced with significant workforce demands in relation to absence, reduction, recruitment and wellbeing.	 Likelihood Impact	 Likelihood Impact	27-Apr-2022	SD&P employees are either at home or environments that have been risk assessed to maximise safety. Wellbeing continues to be a focus for the management team. No change to risk matrix	Angela Wilson
COVID-19 impact on SD&P Service Delivery	The Council is faced with significant delivery demands in relation to moving services online, disruption, reduction and quality.	 Likelihood Impact	 Likelihood Impact	27-Apr-2022	SD&P services have continued to provide essential services throughout the pandemic and have implemented agreed COVID-19 management procedures for frontline workers to ensure continued delivery of key programmes. No change to risk matrix	Angela Wilson
COVID-19 impact on SD&P Protection	The Council is faced with significant demands for protection in relation to additional and constant changing legislation and guidelines, PPE requirements, supply chain, cost of PPE and ensuring workforce safety.	 Likelihood Impact	 Likelihood Impact	27-Apr-2022	CPU continue to focus on priorities including PPE, supply chain, updated guidance and legislation. In addition the Corporate Asset Management team will continue to support the PPE store and Building Services continue to adapt to changes in legislation and guidance The service aims to plan for known supply shortages; where these are unknown the service mitigates by reassigning	Angela Wilson










Risk	Description	Current Assessment	Target Assessment	Date Reviewed	Note	Owner
					resources and rescheduling of programmes of works. Changing legislation may impact on all other contractors which may have an impact on construction projects in general. No change to risk matrix	





Ob	Sustainable & attractive local communities
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Risk	Description	Current Assessment	Target Assessment	Date Reviewed	Note	Owner
Failure to deliver the Queens Quay District Heating Network into the Golden Jubilee Hospital	Budget has been set with 50% match funding agreed by LCITP. Early negotiations progressing well Golden Jubilee however work cannot start until agreement is formalized.			01-Apr-2022	Still awaiting final NHS board decision to proceed with expansion project. Risk should therefore remain at current rating.	Craig Jardine
Councils Assets	Risk: That the Council's assets and facilities are not fully fit for purpose with consequent adverse impact on our ability to deliver efficient and effective services. Assets included in this assessment are; the Council's property portfolio, housing stock, roads and lighting, fleet and open space			31-Mar-2022	<p>The current plan will continue into 2022/23. The new 5 year Corporate Asset Management Strategy and Property Action Plan will be developed in 2022/23 to ensure it meets the aspirations of the new Strategic Plan.</p> <p>No change to risk matrix.</p>	Craig Jardine; Michelle Lynn; Gail Macfarlane; Alan Young

Action Status	
	Overdue

	Completed
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PI Status		Long Term Trends		Short Term Trends	
	Significantly Missed Target		Improving		Improving
	Narrowly Missed Target		No Change		No Change
	Met or Exceeded Target		Getting Worse		Getting Worse










Risk Status	
	Alert
	High Risk
	Warning
	OK

ITEM 8 - APPENDIX 2

Appendix 2: Quality Standards - Year-end Progress

	SD&P Quality Standards
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Performance Indicator	2020/21	2021/22						Owner
	Value	Status	Value	Target	Short Trend	Long Trend	Note	
% of buildings moving from Category D to C	0.75		0.75	0.75			This continues to meet target each year	Michelle Lynn
% of buildings moving from Category C to B	17		17	17			This continues to meet target each year	Michelle Lynn
% of buildings maintained at Category B and A.	89.1		89.1	82.9			This continues to exceed target each year	Michelle Lynn

PI Status		Long Term Trends		Short Term Trends	
	Significantly Missed Target		Improving		Improving
	Narrowly Missed Target		No Change		No Change
	Met or Exceeded Target		Getting Worse		Getting Worse

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer: Supply, Distribution and Property****Infrastructure Regeneration and Economic Development Committee:****17 August 2022**

Subject : Sale of Site at 12 Overton Street, Alexandria**1. Purpose**

- 1.1** The purpose of this report is to seek the approval of the Committee that the Council enter into a contract for the disposal of this site to McPherson Memorials Ltd.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Approve the disposal of the site to McPherson Memorials Ltd (SC236286) for a value of £25,000 (Twenty Five Thousand Pounds).
- (ii) Authorise the Chief Officer, Supply, Property and Distribution to conclude negotiations.
- (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 currently let to Alan McPherson (McPherson Memorials Ltd) at a rental of £1,560 per annum.
- 3.2** Mr McPherson uses the site as a yard with small office for the display and sale of headstones.
- 3.3.** The lease to Mr McPherson expired on 28th July 2021 and was continuing on tacit. During negotiations for a new lease Mr McPherson enquired whether the sale of the site leased would be possible.

4. Main Issues

- 4.1** The site is not required by the Council for any operational purposes.

- 4.2 The disposal of the site to McPherson Memorials will retain a local business within Alexandria town centre.

5. People Implications

- 5.1 There are no significant people implications other than the resources required by the various Council services to deal with legal documentation to conclude the deal.

6. Financial and Procurement Implications

- 6.1 The Council will benefit from a capital receipt.
- 6.2 The Council will no longer have to incur resources in managing the tenanted property.
- 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 deal of this nature there is a risk of the deal not proceeding due to issues which arise during the due diligence process or due to lack of finance but should this not proceed the Council would still benefit from the rental income.

8. Environmental Sustainability

- 8.1 The site will continue to be used for its current use.

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.

11. Strategic Assessment

- 11.1** By agreeing to this proposal the Council will benefit in terms of receiving a capital receipt equivalent to approximately 12 times the annual rental value.
- 11.2** A town centre site will remain in commercial use within West Dunbartonshire thus contributing to the Council's strategic priority for a strong local economy and improved job opportunities.

Angela Wilson
Chief Officer: Supply, Distribution and Property
Date: 29.07.2022

Person to Contact: Michelle Lynn, Asset Coordinator.
Email: michelle.lynn@west-dunbarton.gov.uk

J David Johnston, Estates Surveyor.
Email: david.johnston2@west-dunbarton.gov.uk

Appendices: Appendix 1 – Site Plan

Background Papers: None

Wards Affected: Ward 2

Map No : AM658

Map Ref : NS3880SE

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Date : 28/02/2022

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WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer: Supply, Distribution and Property

Infrastructure Regeneration and Economic Development Committee:

17 August 2022

Subject : Sale of Site at Levenbank, Jamestown G83 8BZ

1. Purpose

- 1.1** The purpose of this report is to seek the approval of the Committee that the Council enter into a contract for the disposal of this site to Turnberry Homes Limited.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Approve the disposal of the site to Turnberry Homes Limited (SC129174) or nominated subsidiary company for a gross value of £5,055,050 (Five Million and Fifty Five Thousand and Fifty Pounds) subject to abnormals.
- (ii) Authorise the Chief Officer, Supply, Property and Distribution to conclude negotiations.
- (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 currently disused and overgrown with vegetation.
- 3.2** The site is allocated as being potentially suitable for Residential Development within the Local Development Plan. From initial discussions with Planning Services they have indicated that in principle they would welcome development of the site for residential use.
- 3.3.** Initial advice from the Roads Department is that the most suitable access to the site will be via Levenbank Road and that the junction of Levenbank Road and the A813 will require to be altered and upgraded to allow access into the site.

4. Main Issues

- 4.1** The site is not required by the Council for any operational purposes.
- 4.2** The site was extensively marketed for sale during February and March 2022. Details of Particulars were prepared (Appendix 1) and were sent to all Scottish based residential developers and house-builders.
- 4.3** The availability of the site was listed on the Councils website and social media. Details were also circulated to commercial property agents, local solicitors, business development bodies and the property was listed on the main Commercial property marketing websites.
- 4.4** A closing date was set for receipt of informal offers on Friday 29th April 2022. Two offers were received of £3,950,000 (Keepmoat Homes Ltd) and £5,055,050 (Turnberry Homes Ltd).
- 4.5** We requested that bidders also provided within their proposal a Guaranteed Minimum Price (GMP). These were Keepmoat: £1,500,000 and Turnberry Homes Ltd: £2,500,000.
- 4.6** Both offers were conditional on similar matters including:
- detailed planning consent;
 - site investigations;
 - road construction consent; and
 - satisfactory drainage and mains services.
- Both offers envisaged a timescale of 18 months from conclusion of a conditional missive until settlement which will deliver a capital receipt in financial year 23/24.
- 4.7** The offer recommended for approval has included a Design Statement which envisages the development of 88 residential units comprising a mix of 2 bedroom apartments; 3 bedroom semi- detached and 4 bedroom detached houses. A copy of their Layout is attached as Appendix 2.
- 4.8** The purchase is conditional upon the Purchaser obtaining planning consent for their development proposals and suitable site investigation reports.
- 4.9** The offer is subject to deduction for agreed abnormal costs associated with the development. The definition of what constitutes an abnormal cost will need to be agreed as part of the legal negotiations. It should be understood that the figure of £5,055,050 is a gross figure from which agreed deductions will be made to arrive at the agreed purchase price. There is a guaranteed Minimum price of £2,500,000.

5. People Implications

- 5.1** There are no significant people implications other than the resources required by the various Council services to deal with the planning application,

environmental assessments and legal documentation to conclude this transaction.

6. Financial and Procurement Implications

- 6.1** The Council will benefit from a significant capital receipt. The Council will benefit from a capital receipt subject to deductions for abnormalities.
- 6.2** The Council will no longer have to incur resources in managing and maintaining the site and dealing with the large number of fly tipping incidents.
- 6.3** The Council can anticipate should all 88 units be granted planning permission an additional revenue in the region of £120,685 for council tax, water and sewage. This is based on an assumption that the site generates a net gross increase in Council tax receipts equivalent to the number of new units being built.
- 6.4** There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1** The disposal is subject to legal and technical due diligence and planning.
- 7.2** The proposed timescale is that the Site investigations will be concluded within 20 weeks from missives being concluded. We would also wish to impose a requirement that a detailed planning application is submitted within an agreed timescale from Heads of Terms being agreed.
- 7.3** The offer which is being recommended is 28% above the other offer received in gross terms and 67% above in terms of the Guaranteed Minimum Price.
- 7.4** 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 site may require to be remarketed.

8. Environmental Sustainability

- 8.1** A desk top site investigation was carried out and a copy of this Report was provided to the interested parties. The report recommends that a preliminary intrusive investigation be undertaken prior to any development of the site,

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, however wider consultation will take place during any Planning Application process.

11. Strategic Assessment

- 11.1** By agreeing to this proposal the Council will benefit in terms of receiving a sizeable capital receipt and longer term will benefit from increased Council tax revenue.
- 11.2** A significant area of land which has been identified as being suitable for residential use will be developed, increasing the supply of housing stock within West Dunbartonshire thus contributing to the Council's strategic priority for a strong local economy and improved job opportunities.

Angela Wilson
Chief Officer: Supply, Distribution and Property
Date: 25 May 2022

Person to Contact:	Michelle Lynn, Asset Coordinator. Email: michelle.lynn@west-dunbarton.gov.uk J David Johnston, Estates Surveyor. Email: david.johnston2@west-dunbarton.gov.uk
Appendices:	Appendix 1 – Marketing Details. Appendix 2 – Site Layout.
Background Papers:	None
Wards Affected:	Ward 2



FOR SALE: RESIDENTIAL DEVELOPMENT OPPORTUNITY



**DEVELOPMENT SITE:
LEVENBANK
JAMESTOWN
G83 8BZ**



PROPOSAL

West Dunbartonshire Council are pleased to offer for sale the heritable interest in this residential development site located within the Levenbank area of Jamestown.

LOCATION

Jamestown is a small town situated between Bonhill and Balloch and approximately 1 mile from the A82 (Glasgow - Inverness trunk road) which gives access to the M8 motorway, via the Erskine Bridge (6 miles), Glasgow city centre (18 miles), Glasgow International Airport (12 miles) and Loch Lomond & the Trossachs National Park (2 miles).

PROPERTY

The property for sale comprises a largely regular shaped level site situated to the east side of the A813, the main road between Bonhill and Jamestown. The site is currently overgrown with rough grassland and vegetation.



The site is bounded on the north by Levenbank Road which provides access to Jamestown Industrial Estate; to the east by farmland; to the south by Milton Loan - a pocket of private housing; and to the west by a relatively modern residential development: Levenbank Terrace.

The surrounding area contains a mix of residential and industrial properties. Access to the site will be from Levenbank Road.

SITE AREA

We calculate the site area extends to 7.07 acres (2.86 hectares) or thereby.
The approximate site boundaries are shown on the attached plan.

PLANNING

The site is allocated as being potentially suitable for Residential Development in the West Dunbartonshire Council Local Plan Ref H2 (30). The land to the north east of the site Ref H2 (29), which is privately owned, is also identified as a potential residential development opportunity and the Planners would ideally like the two sites to connect and relate to each other once developed. Interested parties are advised to make their own enquiries about the site to:

WDC Planning
Planning and Building Standards
Telephone: 0141 951 7940
Email: buildingandplanning@west-dunbarton.gov.uk
<https://www.west-dunbarton.gov.uk/planning-building-standards/planning-applications/pre-application/pre-application-enquiry/>

ROADS

Initial informal advice from the Roads Department is that the most appropriate location for the access is using Levenbank Road. The junction with the A813 will require to be altered as necessary to allow access to the new development. The Road layout of the new development should conform to the National Roads Development Guide. It should also be noted that where there are more than 100 units served by a single vehicular access, an emergency access should be provided. Parking should conform to WDC Parking Standards.

A Road Construction Consent will be required to construct the road layout, along with a Road Opening Permit to provide utilities. A Road Bond will also be required. Interested parties are advised to make their own enquiries to:

Network Management Coordinator
Roads Services
6-14 Bridge Street
Dumbarton
G82 1NT
Email: roads@west-dunbarton.gov.uk

SITE CONDITIONS

The Council have recently obtained a Preliminary Investigation Report on Ground Conditions, a copy of which can be provided to seriously interested parties.



TENURE

The heritable interest in the property is available for sale.

OFFERS

We are seeking offers for the benefit of the Council's interest in the property. It is likely that a closing date will be set for receipt of offers and it is strongly recommended that parties, register their interest in writing.

VAT

This property is vat elected and accordingly vat will be payable on the purchase price.

FURTHER INFORMATION AND VIEWING

Parties are asked to register their interest in writing with:

J David Johnston
Asset Management
West Dunbartonshire Council Council Offices
Bridge Street Dumbarton
G82 1NT Tel: 01389 737581
Email: david.johnston2@west-dunbarton.gov.uk

IMPORTANT NOTICE

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of an offer or Contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of all matters upon which they intend to rely.
3. No person in the employment of West Dunbartonshire Council has any authority to make or give any representation or warranty whatever in relation to this property.
4. This brief does not constitute approval under the Planning Act. The purchaser will require to submit applications for planning permission etc. in the usual manner. Advice in this respect is available from the Council's Development Management Team.
5. West Dunbartonshire Council reserve the right to impose title conditions/securities to take into account the particular circumstances of the transaction including, for example, the proposed use of the subjects and any price restrictions."

Date prepared: February 2022





West Dunbartonshire Council

Title : Development site, 2.857ha at Levenbank Road, Jamestown

Map No : AM640A

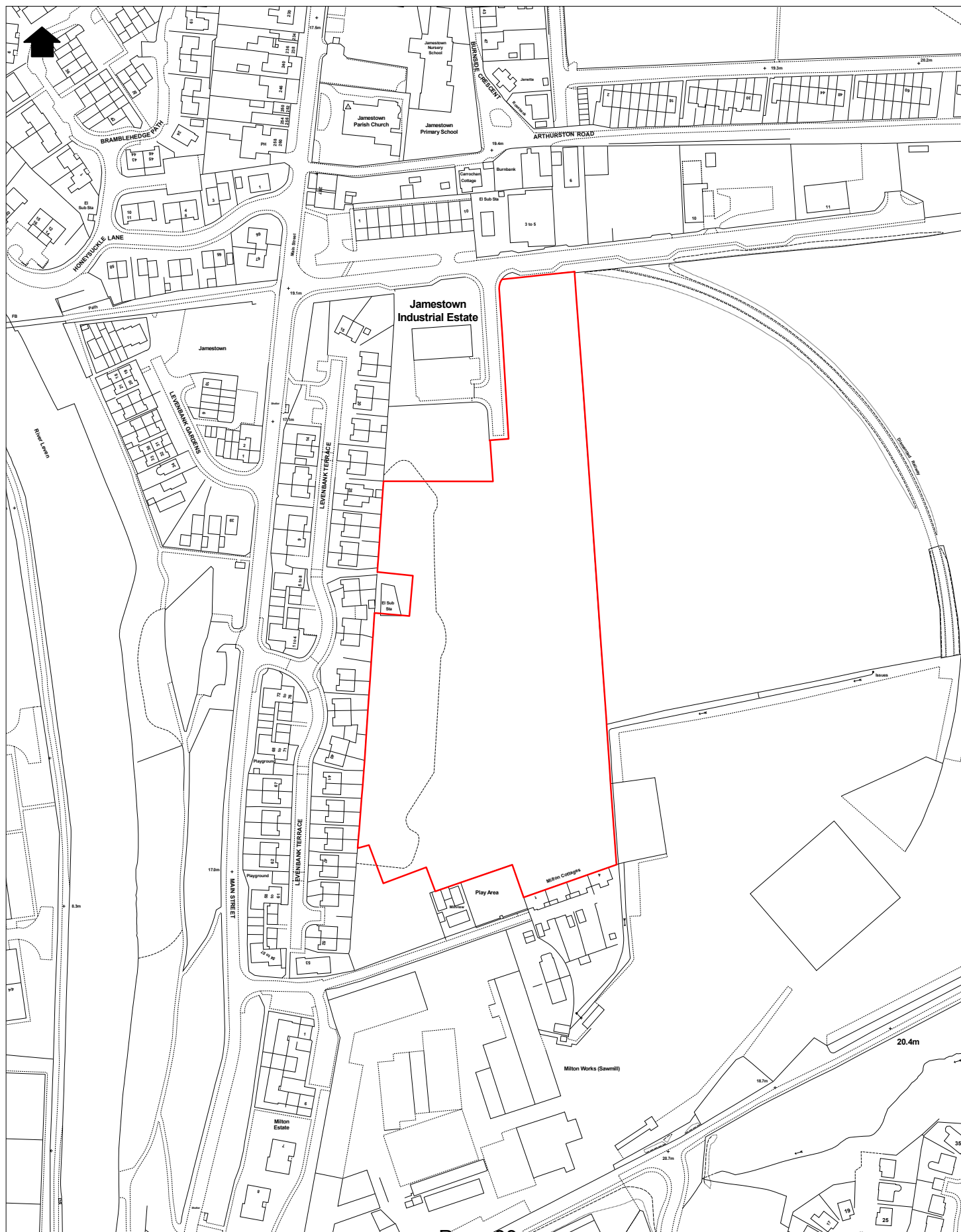
Map Ref : NS3981SE

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Date : 07/12/2021

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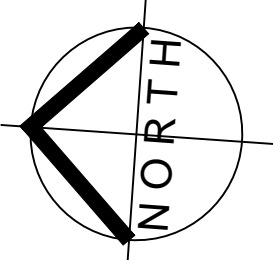


Gross Developable Area (Red Line) 2.85 Ha/ 7.05 acres
Net Residential Area (Less Open Space) 2.60 Ha/ 6.43 acres
Net Density per acre 13.68 Units/ acre
Square feet / net area 14,081sqft/ acre
Open Space 0.250 Ha/ 0.610 acres

ACCOMMODATION SCHEDULE

TYPE	AREA	No OF UNITS	Area sqm/sqft
F1 2 BED FLAT	69m²/ 742ft²	12	828m²/ 8,912ft²
F2 2 BED FLAT	66m²/ 710ft²	18	1188m²/ 12,787ft²
F3 2 BED FLAT	86m²/ 926ft²	6	516m²/ 5,554ft²
G GLENDHU 3 BED SEMI-DETACHED	91.78m²/ 987ft²	24	2,201.70m²/ 23,700ft²
I ISLAY 4 BED DETACHED	131.37m²/ 1414ft²	28	3,678.00m²/ 39,593ft²
Total		88	8,411.70m²/ 90,543ft²
Flats - Parking in courts:	57		
Houses - Parking in curtilage:	132		
Total	189		

revision	date
A. TERRACES REPLACED BY FLATTED BLOCKS.	10.03.22
B. LAYOUT UPDATED.	27.04.22.



DRAFT

TURNBERRY HOMES
BE AT HOME

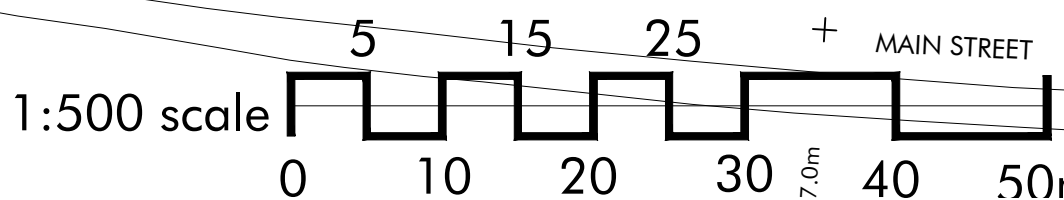


client
TURNBERRY HOMES
project title
RESIDENTIAL OPPORTUNITY
AT LEVENBANK ROAD,
JAMESTOWN, DUMBARTON

drawing title
DRAFT DEVELOPMENT PLAN

scale
1:500 @ A1
drawn by
AV
date
APR 2022
checked by

job no
\$2022-02
drawing no
SK003
revision
B



WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer: Supply, Distribution and Property

Infrastructure Regeneration and Economic Development Committee:

17 August 2022

Subject: Sale of Land at rear of Ferrydykes Cottage, Old Kilpatrick

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 land to Mr Malik.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Approve the disposal of the site to Mr Malik for the sum of £20,000 (Twenty Thousand Pounds).
- (ii) Authorise the Chief Officer, Supply, Property and Distribution to conclude negotiations.
- (iii) Authorise the Chief Officer, Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

3. Background

- 3.1** Mr Malik is the owner of Ferrydykes cottage which he acquired from Scottish Canals and Waterways in 2006. The cottage fronts onto the towpath of the Forth and Clyde canal opposite Portpatrick Road, Old Kilpatrick.
- 3.2** The cottage is in a very poor state of repair with only the external walls remaining in place, There is no roof on the cottage and very extensive renovation works will be required to put the property into a habitable condition. The building is currently on the Buildings at Risk Register.
- 3.3** Mr Malik wishes to undertake the required renovations to the property with a view to occupying the property as a family home. Before doing so he wishes to acquire an area of land to the rear in order to provide the property with an improved garden area.
- 3.4.** The land identified is shown on the attached plan (Appendix 1) and extends to 562 sqm or thereby. The land is overgrown with trees and vegetation.

4. Main Issues

- 4.1** The property is not required by the Council for any operational purposes.
- 4.2** The land is unlikely to be of interest to any other parties other than the owners of the cottage.
- 4.3** Officers in Planning are supportive of the proposed sale of the land if it helps bring about the restoration and re-use of Ferrydykes cottage. It will be condition of any sale that the purchaser obtains planning consent for the restoration of the cottage as a private dwelling together with the garden ground.
- 4.4** It will also be a condition of the sale that a restriction is imposed on the title preventing any building from being erected on the land to ensure the land is solely as garden ground associated with the cottage.

5. People Implications

- 5.1** There are no significant people implications other than the resources required by the various Council services to deal with the planning application, environmental assessments and legal documentation to conclude this transaction.

6. Financial and Procurement Implications

- 6.1** The Council will benefit from a capital receipt.
- 6.2** The Council will benefit from Council tax once the cottage is restored and re-occupied.
- 6.3** There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1** The disposal will be subject to legal due diligence and planning. In the event that there are significant issues resulting from this the disposal may not proceed.

8. Environmental Sustainability

- 8.1** The site is currently overgrown amenity land. The proposed sale will require a change of use to garden ground. The site will be enclosed and maintained thereafter.

9. Equalities Impact Assessment (EIA)

- 9.1** An Equality Impact Assessment is not applicable for the purpose of this report.

10. Consultation

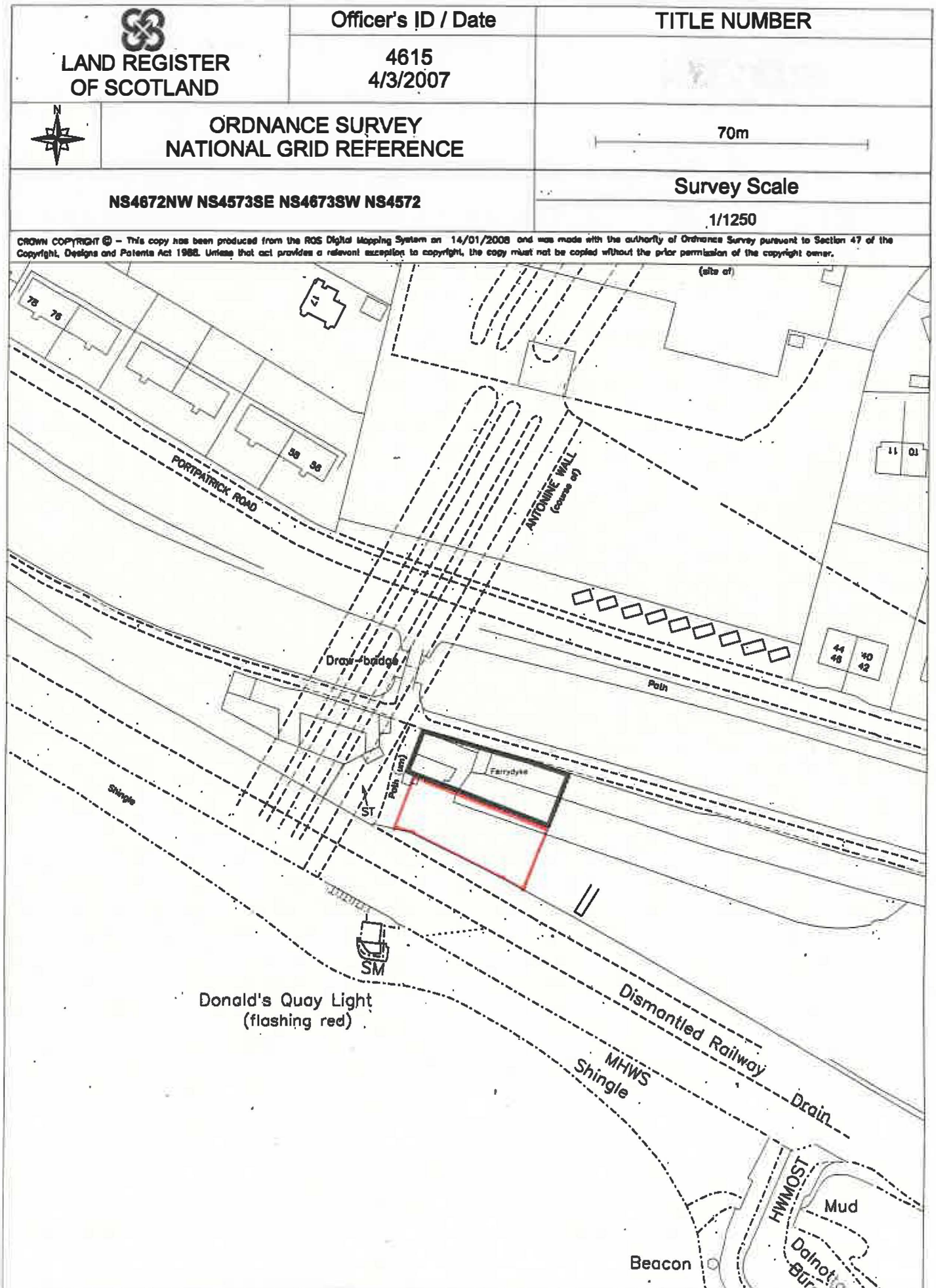
- 10.1** Consultations have been undertaken with Finance, Regulatory and Planning wider consultations will take place during the Planning Application process.

11. Strategic Assessment

- 11.1** By agreeing to this proposal the Council will benefit in terms of receiving a capital receipt and longer term will benefit from the Council tax generated from the cottage.
- 11.2** A building which is currently an eyesore and on the Buildings at Risk Register will be restored and brought back into use as a private dwelling thus contributing to improving the everyday lives of residents.

Angela Wilson
Chief Officer: Supply, Distribution and Property
Date: 29 July 2022

Person to Contact:	Michelle Lynn, Asset Coordinator. Email: michelle.lynn@west-dunbarton.gov.uk J David Johnston, Estates Surveyor. Email: david.johnston2@west-dunbarton.gov.uk
Appendices:	Appendix 1
Background Papers:	None
Wards Affected:	6



WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer: Supply, Distribution and Property

Infrastructure Regeneration and Economic Development Committee:

17 August 2022

Subject: Sale of Site at Burroughs Way, Vale of Leven Industrial Estate, Dumbarton

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 to Muirfield Ltd.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Approve the sale of the site to Muirfield Ltd SC NO 330244 with registered office at 69 Bothwell Road, Hamilton, ML3 0DW Vat registration number 982624983, for a figure of £950,000 plus vat.
- (ii) Authorise the Chief Officer, Supply, Property and Distribution to conclude negotiations.
- (iii) Authorise the Chief Officer, Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

3. Background

- 3.1** The approval for disposal of the site was granted by Committee on 16 February 2022 and approval was given for the sale of the site to CW Properties - Bruce Weir Holdings Ltd for a gross figure of £1,050,000.
- 3.2** The prospective purchaser, CW Properties - Bruce Weir Holdings Ltd, agreed to a period of 8 weeks from agreeing Heads of Terms to conclude missives for the purchase of the site. This period ended on Friday 6 May 2022 by which time no concluded missives were in place. We afforded the prospective purchasers and their agent additional time to conclude a contract.
- 3.3** To formalise matters we wrote to the prospective purchasers' solicitors imposing a final deadline of 22 July 2022 to conclude missives but this did not materialise.
- 3.4.** Muirfield Ltd were the under bidders at the previous closing date for the site in January 2022 when they bid a figure of £807,000. Following the non

compliance to concludes missives by CW Properties - Bruce Weir Holdings Ltd we engaged in dialogue with Muirfield Ltd and they have agreed to increase their original offer to £950,000.

4. Main Issues

- 4.1** The property is not required by the Council for any operational purposes.
- 4.2** Muirfield Ltd intend to develop the site for warehousing and associated office and laboratories for food and drink production and development for occupation by their associated Company Tolsta Foods Ltd.
- 4.3** Muirfield Ltd intend to develop the site in two phases to provide in total approximately 115.000 sq ft of accommodation. They anticipate that this will involve building on approximately 60% of the site and they have stated that they will try to avoid building close to the neighbouring residential properties and will engage with the planning service on this.
- 4.4** It is intended that the proposed buildings will incorporate solar panels at roof level and that a dedicated and enclosed waste management area will be included within the facility.
- 4.5** The site will be fenced and landscaped with as many mature trees retained as possible and further trees planted. The site will have 24 hour security. The intention overall is to create a high quality HQ facility.
- 4.6** Muirfield Ltd are projecting a staffing level of 38 people across a range of functions including: warehousing, food and kitchen, cooperage, gardening, security and administration.
- 4.7** The purchase will be conditional upon the Purchaser obtaining planning consent for their development proposals and a suitable site investigation report.
- 4.8** The proposed development will develop an area of land, which is currently unused and will allow a new employer to become established within West Dunbartonshire.
- 4.9** The proposed timescale is that missives will be concluded 8 weeks from Committee approval.

5. People Implications

- 5.1** There are no people implications with this report.

6. Financial and Procurement Implications

- 6.1** By agreeing to this proposal the Council will benefit in terms of receiving a sizeable capital receipt and longer term will benefit from the business rates generated from the development.
- 6.2** The Council will no longer have to incur resources in managing the site and dealing with fly tipping etc.
- 6.3** The Council can anticipate additional revenue from non-domestic rates but this cannot be calculated at this time.
- 6.4** There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1** The disposal is subject to legal, technical due diligence and planning. In the event that there are issues resulting from any of these matters the disposal may not proceed and the site may require to be remarketed
- 7.3** The price proposed is the gross purchase price and there is a risk, that there may be deductions from this price if issues arise during the technical due diligence and planning process.
- 7.4** The offer, which is being recommended, is 9.5% below the previously recommended offer. Given the increase in materials and construction costs and the general uncertainty in the economy in relation to inflation and interest rates, we are satisfied that it is unlikely a higher offer would be obtained by remarketing the site.
- 7.5** Muirfield Ltd have done a considerable amount of background due diligence on their proposed development of the site and their plans appear to be sensible and realistic.
- 7.6** As with any deal of this nature, there is of course a risk of the deal not proceeding due to issues which arise during the due diligence process.

8. Environmental Sustainability

- 8.1** A site investigation was carried out in 2019 and a copy of this has been passed to the preferred bidder. The report identified that some ground improvement may be required over parts of the site if large loadings are anticipated.

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 and wider consultation will take place during any Planning Application process.

11. Strategic Assessment

- 11.1** By agreeing to this proposal the Council will benefit in terms of receiving a sizeable capital receipt and longer term will benefit from the business rates generated from the development.
- 11.2** A significant area of land which has been identified as being suitable for Strategic Economic Investment will be developed and a modern HQ facility will be created will attract and retain employment within West Dunbartonshire.

Angela Wilson
Chief Officer: Supply, Distribution and Property
Date: 29 July 2022

Person to Contact: Michelle Lynn, Asset Coordinator.
Email: michelle.lynn@west-dunbarton.gov.uk

J David Johnston, Estates Surveyor.
Email: david.johnston2@west-dunbarton.gov.uk

Appendices: None

Background Papers: Report to IRED Committee of 112 February 2022: Sale of Site at Burroughs Way, Vale of Leven Industrial Estate.

Wards Affected: Ward 2

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer: Supply, Distribution and Property

Infrastructure Regeneration and Economic Development Committee:

17 August 2022

Subject: Sale of 77 Bank Street, Alexandria G83 0LZ

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 77 Bank Street, Alexandria to Aldi UK Ltd.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Approve the disposal of the site to Aldi UK Ltd for the sum of £175,000 (One Hundred and Seventy Five Thousand Pounds).
- (ii) Authorise the Chief Officer, Supply, Property and Distribution to conclude negotiations.
- (iii) Authorise the Chief Officer, Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

3. Background

- 3.1** The office property and associated car park at 77 Bank Street, Alexandria is currently let to the Citizens Advice Bureau (CAB) at a rental of £18,250 per annum on a lease which expires on 30th April 2023.
- 3.2** The tenant, CAB, have informed us that they wish to vacate the property as soon as possible. The premises have been significantly under-utilised over the past couple of years and with reduced funding and increased costs the Trustees of CAB have taken the decision that they should vacate the premises as soon as possible.
- 3.3** We advised CAB that given the income from 77 Bank Street has been allowed for in the Councils budget projections, we cannot simply allow them to walk away from their lease obligations. We advised, however, that if we could find a replacement tenant or buyer for the property before April 2023 this is something we could consider.
- 3.4** Aldi UK Ltd own the adjacent property at 80 Bank Street and had previously enquired whether the Council would be willing to sell the 77 Bank Street in order to allow them to expand their car parking.

4. Main Issues

- 4.1** The property extends to 166 sq meters (1,786 sqft) on a site of 0.38 acres. The proposed price of £175,000 equates to a capital value rate of £1,053 per sq meter or £460,000 per acre. We consider this to be a strong price for the property which reflects the fact the purchaser is a special buyer as an adjacent landowner.
- 4.2** The property is not required by the Council for any operational purposes.
- 4.3** The offer from Aldi UK Ltd is not conditional on Planning but will be conditional on satisfactory title.
- 4.4** The current tenant wishes to vacate the property as soon as possible meaning the Council will lose out on the rental income from lease expiry in April 2023 and would require to find another tenant.
- 4.5** The proposed deal allows the CAB to be relieved of their financial liabilities early and provide the Council with substantial capital receipt.

5. People Implications

- 5.1** There are no significant people implications other than the resources required by the various Council services to deal with the planning application, environmental assessments and legal documentation to conclude this transaction.

6. Financial and Procurement Implications

- 6.1** The Council will benefit from a capital receipt.
- 6.2** There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1** The disposal will be subject to legal due diligence. In the event that there are significant issues resulting from this the disposal may not proceed and we would require to market it for rent or disposal.
- 7.2** Should approval not be provided the property will be vacant within a short timescale and could be an ongoing liability for the Council for utility and security charges.

8. Environmental Sustainability

- 8.1** Subject to Planning consent being granted the intention is that the existing building will be demolished and the site utilised for additional car parking.

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 will take place during the Planning Application process.

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

Angela Wilson
Chief Officer: Supply, Distribution and Property
Date: 18 July 2022

Person to Contact:	Michelle Lynn, Asset Coordinator. Email: michelle.lynn@west-dunbarton.gov.uk J David Johnston, Estates Surveyor. Email: david.johnston2@west-dunbarton.gov.uk
Appendices:	None
Background Papers:	None
Wards Affected:	2

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer: Supply, Distribution and Property****Infrastructure Regeneration and Economic Development Committee:****17 August 2021**

Subject: Update on development at Mitchell Way Redevelopment Site, Alexandria

1. Purpose

- 1.1** The purpose of this report is to update Committee with indicative layout plans at Mitchell Way redevelopment site, Alexandria.

2. Recommendations

- 2.1** It is recommended that the Committee note the contents of the report and agree to recommendations in 4.3, 4.4 and 4.5.

3. Background

- 3.1** The redevelopment of central Alexandria has been discussed at Committee since 2008 where various proposals have been considered and for a variety of reasons never been successfully completed. A summary of the reports are available as background papers.
- 3.2** Committee approved the redevelopment plan on 16 March 2016 and subsequently amended the terms of this redevelopment on 22 November 2017 and 21 November 2018 and authorised officers to conclude the disposal transaction by long-term development agreement. A further update was provided to Committee on 10 February 2021, which included feedback from Alexandria Town Centre Forum.

4. Main Issues

- 4.1** The main elements of the proposal of Alexandria Town Centre development agreed at Committee on 21 November 2018 were as follows:
- Demolition of the remaining existing buildings on the site.
 - A food-store (25,000 square feet) with 134 car parking spaces, separate customer and service accesses from Bank Street and a layout which seeks to address level differences by providing a sloping landscape buffer around the car park. The developer has already carried out a Pre

Application Notice (PAN) consultation and will work closely with Planning Service to ensure a high quality design for Alexandria.

- A three storey development of residential and commercial property. The developer will work closely with Planning Service to ensure a high quality design for Alexandria.
- Public realm improvements to the remaining section of Mitchell Way and the western side of Bank Street. This will be in conjunction with the Council's Regeneration team who will work closely with the developer to ensure a high quality design to match with the existing improvement works already carried out.

4.2 Lidl UK GmbH submitted Planning Application on 19 January 2022 and following discussions with Planning in relation to their application Planning have advised that only the following is in agreeable terms:

- A food-store (25,000 square feet) with 134 car parking spaces, separate customer and service accesses from Bank Street and a layout which seeks to address level differences by providing a sloping landscape buffer around the car park.

4.3 Officers are therefore recommending we amend the current concluded contract to reflect the purchaser's discussions with Planning. This will allow the contract to be amended to reflect the following:

- The demolition of the existing buildings on Mitchell Way.
- A food-store (25,000 square feet) with 134 car parking spaces, separate customer and service accesses from Bank Street and a layout which seeks to address level differences by providing a sloping landscape buffer around the car park with a new red line area to be drawn for the boundary of a new store with associated car parking.

4.4 It is recommended that remainder of the site is put to the market for sale for housing, once the new red line boundary has been agreed.

4.5 It is recommended that the public realm is taken forward by Regeneration in consultation with Planning, local residents and businesses.

5. People Implications

5.1 There are no significant people implications with this report.

6. Financial and Procurement Implications

6.1 There are no financial implications arising from this report.

6.2 There are no procurement implications arising from this report.

7. Risk Analysis

7.1 There is a risk that the redevelopment does not proceed as planned, which may result in a remarketing of the site.

8. Environmental Sustainability

8.1 The proposal is principally a financial one and future use of the site would require to comply with normal statutory frameworks.

9 Equalities Impact Assessment (EIA)

9.1 An Equality Impact Screening did not indicate any further action required.

10. Consultation

10.1 Consultations have been undertaken with Regulatory in relation to the proposed disposal.

11. Strategic Assessment

11.1 This report contributes to the Council's Strategic Priorities and in particular towards economic growth and employability.

11.2 This development will also support the four strategic priorities of the Council's updated Economic Development Strategy (2015-2020):

- Stimulating economic investment and growing the business base;
- Improving the skills of all our people and supporting them into work;
- Creating an inclusive and prosperous place where people choose to live, work and invest; and
- Building stronger partnerships and innovative approaches to delivery.

Angela Wilson

Chief Officer

Date: 27 July 2022

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Appendices: None

Background Papers: Report to Housing, Environment and Economic Development (HEED) Committee of 9 January 2008: Alexandria Town Centre Masterplan Update

Report to HEED Committee of 8 October 2008: Alexandria Town Centre Masterplan

Report to HEED Committee of 3 March 2010: Alexandria Masterplan: Mitchell Way Marketing Brief

Report to HEED Committee of 3 March 2010: Surplus Council Housing Stock: Owners

Report to Council of 29 January 2011: Securitisation of the Council's Non Operational Estates Portfolio

Report to HEED Committee of 7 September 2011: Alexandria Masterplan: Mitchell Way Redevelopment Site;

Report to HEED Committee of 13 February 2013: Mitchell Way Redevelopment Site: Request to extend site area to be marketed;

Report to HEED Committee of 26 February 2014: Preferred Bidder for Mitchell Way Development Site in Alexandria;

Report to IRED Committee of 18 June 2014: Mitchell Way Land Purchase;

Report to IRED Committee of 17 June 2015: Mitchell Way Redevelopment Site, Alexandria;

Report to IRED Committee of 16 March 2016: Preferred Bidder for Mitchell Way Redevelopment Site, Alexandria;

Report to IRED Committee of 22 November 2017: Update on Mitchell Way Redevelopment Site;

Report to IRED Committee of 21 November 2018: Update on Property and Land Disposal.

Report to IRED Committee of 18 November 2020: Update
on Mitchell Way, Alexandria

Report to IRED Committee of 10 February 2021: Update
on Mitchell Way, Alexandria

Wards Affected:

Ward 2