

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer: Supply, Distribution and Property****Infrastructure Regeneration and Economic Development Committee:****2 November 2022**

Subject : Sale of Property at Carson Road, Balloch G83 0QG**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 property to site to Sava Estates Ltd.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Approve the disposal of the site to Sava Estates Ltd (SC 383078) for a figure of £25,666 (Twenty five thousand six hundred and sixty six 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 property is wholly owned by West Dunbartonshire Council and is currently unused and surplus to the requirements of any Council service.
- 3.2** The site was previously the boiler house providing communal heating to the properties within the Dalvair area. It has not been used for this purpose for many years and was more recently used by the Council for document storage.
- 3.3.** Initial advice from the Planning service was that although the property is within a residential area the site is possibly too small to accommodate a residential unit with the required garden ground and off- street parking

Main Issues

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

- 4.2 The property was extensively marketed for sale during August and September 2022. Details of Particulars were prepared (Appendix 1).
- 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 Wednesday 5th October 2022. Five offers were received ranging from £9,111 to £25,666. (Sava Estates Ltd).
- 4.5 The offer from Sava Estates Ltd is subject only to standard commercial conditions and importantly is not subject to survey, valuation or planning consent for change of use.
- 4.6 Sava Estates Ltd proposed intended use for the property for Class 2 office building.

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 £25,666.
- 6.2 The Council will no longer have to incur resources in managing and maintaining the 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 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 An Asbestos Report was obtained for the building which has been passed to interested parties. We are advised that Sava Estates intend to use the property for Class 2 office building.

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, Planning and Road Services.

11. Strategic Assessment

- 11.1** By agreeing to this proposal the Council will benefit in terms of receiving a capital receipt and removing a liability from the property portfolio..
- 11.2** A building which has lain vacant and disused for a number of years will be brought back into serviceable use.
- 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
Chief Officer: Supply, Distribution and Property
Date: 11 October 2022

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Appendices:	Appendix 1 – Marketing Details.
Background Papers:	None
Wards Affected:	Ward 2