

**WEST DUNBARTONSHIRE COUNCIL****Report by Chief Officer: Supply, Distribution and Property****Infrastructure Regeneration and Economic Development Committee:****16 February 2022**

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**Subject: Sale of Clydebank Town Centre Development Opportunity Site (Playdrome Site), 2 Abbotsford Road, Clydebank, G81 1PA****1. Purpose**

- 1.1** The purpose of this report is to advise the Committee on the outcome of the marketing of the Clydebank Town Centre Development Opportunity Site (Playdrome Site), 2 Abbotsford Road, Clydebank, G81 1PA and seek Committee approval for the Council to enter into a contract for the disposal of the site to Miller Homes Limited.

**2. Recommendations**

- 2.1** It is recommended that the Committee:
- (i) Approve the sale of the Clydebank Town Centre Development Opportunity Site (Playdrome Site), 2 Abbotsford Road, Clydebank, G81 1PA for a consideration of Five Million Six Hundred and Seventy Five Thousand Pounds Sterling (£5,675,000) to Miller Homes Limited.
  - (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 Infrastructure Regeneration and Economic Development Committee held on 17 June 2015 authorised the Executive Director of Infrastructure Regeneration to market the site of the Playdrome for lease or sale following the withdrawal of the preferred developer Tesco who were the previous preferred developer for this site.
- 3.2** Following the withdrawal of Tesco as the preferred developer the Infrastructure Regeneration and Economic Development Committee held on 14 December 2019 authorised the Executive Director of Infrastructure Regeneration to sell to Henry Boot Developments Limited which subsequently fell through due to a number of factors.
- 3.3** Following the withdrawal of Henry Boot Limited the Infrastructure Regeneration and Economic Development Committee held on 11 November 2020 authorised the Executive Director of Infrastructure Regeneration to demolish the former

Playdrome building to allow for a clear developable site to be marketed for sale.

**3.4** Prior to the completion of the demolition of the former Playdrome building in October 2021 the site was soft marketed to gain interest prior to being placed on the open market.

**3.5** The site is not required for any current Council operational requirements.

#### **4. Main Issues**

**4.1** The development opportunity site is located in Clydebank Town Centre. It is bounded to the north by the Forth and Clyde Canal, Argyll Road to the east, Chalmers Street to the south and Abbotsford Church, Clydebank Credit Union and the rear of Sylvania Way South to the west. A plan showing the site outlined is contained within Appendix 1.

**4.2** A marketing campaign was commenced by our nominated marketing agent, which resulted in a closing date being set of 20 January 2022.

**4.3** Marketing details for the property was made readily available on both the Council's website and our nominated marketing agent's website.

**4.4** At the closing date, six proposals were received from developers three of which were non-compliant bids as they did not contain minimum guaranteed price.

**4.5** Capital offers ranged from £2,685,000 to £5,675,300. All of the proposals that were submitted presented housing developments.

**4.6** The proposed design is currently for 116 residential units with a mix of 3 bedroom units including townhouses and canal frontage.

**4.7** In the adopted West Dunbartonshire Local Plan (2010) the Playdrome site is identified as a superstore opportunity within Clydebank town centre. Within the Proposed West Dunbartonshire Local Development Plan (2020, as modified following Examination), a mix of uses is supported on the site, with specific reference to support for retail units that integrate with and provide a strong frontage and relationship with the Canal. Subsequent to the preparation of Local Development Plan 2, the Council has prepared as Planning Guidance the Clydebank Town Centre Development Framework which is being presented for approval to the February Planning Committee This reflects retail becoming a less dominant use within town centres, and a predominantly residential future is proposed for the Playdrome site.

**4.8** Pre application discussions will take place with the Council's Development Management Team and the preferred developer to ensure that the future development proposals align with the Local Development Plan and the Clydebank Development Framework and placemaking ambitions. This may result in changes to the general layout, number and design of the development.

#### **5. People Implications**

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

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

- 6.1** The Council will benefit from a capital receipt subject to deductions for abnormals.
- 6.2** The Council will no longer have to incur resources in managing and maintaining the site.
- 6.3** The Council can anticipate should all 116 units be granted planning permission an additional revenue in the region of £150,000 for council tax, water and sewage. This is based on an assumption that the site generates a net gross increase in Council tax payers 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 price proposed is the gross purchase price and it is possible there may be deductions from this if issues arise during the technical due diligence and planning process but a minimum price has been agreed upon which provides some certainty.
- 7.4** As will any sale of this nature there is 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 2016 and a copy of this has been passed to the preferred bidder. The bidder will require to carry out their own site investigations relative to their particular development.

## **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 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 the business rates generated from the development.
- 11.2** By agreeing to this 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: 27 January 2022

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**Appendices:** Appendix 1 – Marketing Details

**Background Papers:** Report by the Executive Director of Infrastructure and  
Regeneration to the Infrastructure, Regeneration and  
Economic Development Committee on 17 June 2015  
2015

Report by the Executive Director of Infrastructure and  
Regeneration to the Infrastructure, Regeneration and  
Economic Development Committee on 14 December  
2016

**Wards Affected:** Ward 6