

WEST DUNBARTONSHIRE COUNCIL**Report by the Strategic Lead, Regeneration****Infrastructure, Regeneration and Economic Development Committee:****21 August 2019**

Subject: Sale of Former Faifley Bowling Club, Abbeylands Road, Faifley, Clydebank**1. Purpose**

- 1.1** The purpose of this report is to advise the Committee on the outcome of the marketing of the former Faifley Bowling Club, Abbeylands Road, Faifley, Clydebank. The report details the negotiated purchase price 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 the former Faifley Bowling Club, Abbeylands Road, Faifley, Clydebank for a consideration of £127,500 (One Hundred and Twenty Seven Thousand Five Hundred Pounds) to Knowes Housing Association.
- (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 former Faifley Bowling Club, Abbeylands Road, Faifley, Clydebank. The site comprises of a vacant undeveloped land and former bowling club building and is approximately 2.52 acres (Appendix 1).
- 3.2** The former Bowling Club closed in 2011and initially discussions for a 30 year lease to Faifley Community Allotment Society took place. This lease was not progressed due to soil and ground investigations.
- 3.3** Various proposed uses were discussed with Housing Strategy and Development Management. Asset Management were thereafter asked to market the property as a site suitable for Community Asset Transfer before inclusion in the Local Development Plan 2 as a site suitable as social rented housing opportunity.
- 3.4** A marketing campaign was commenced in 2016 by West Dunbartonshire Council.

3.5 The site was extensively marketed; sales particulars (Appendix 2) were uploaded onto the Council's own website and numerous mailshots carried out to community groups within the area. A "For Sale" sign was also erected at a prominent location on site.

4. Main Issues

4.1 No offers or notes of interest were received from any community groups during the marketing period and following further discussions with Housing Strategy & Development and Development Management, Asset Management were advised that they could proceed to negotiate with Knowes Housing Association on the basis of the inclusion of the site within the Strategic Housing Investment Plan and the partnership working with the Council's House Strategy and Development team.

4.2 Within the Local Development Plan Proposed Plan 2018 the site is identified as opportunities for social rented housing opportunity (H2(63)).

4.3 Knowes Housing Association was formed on 1st March 1998 following a large scale voluntary transfer of 1,115 properties in the Faifley and Duntocher area of Clydebank from the former Scottish Homes. Knowes currently owns and manages 1,030 properties and acts as factor to a further 694. Knowes is a charitable registered social landlord managed by a Committee made up of local tenants and home owners.

4.4 The Council's Strategic Housing Investment Plan (SHIP) sets out the funding properties for affordable housing for a five year period. It indicates how the priorities in the Local Housing Strategy will be delivered.

4.5 Following a call for sites to identify potential development opportunities for social housing sites the former Faifley Bowling Club was put forward by Knowes Housing Association as a possible site and will be included in the SHIP 2017/18 – 2022/23 which was approved by Housing and Communities Committee on 1 November 2017.

4.6 The Faifley Bowling Club is included within the SHIP programme with a possible site start between January 2020 and March 2020. The funding shown for projects in the SHIP is an indication only of the spending plans and does not guarantee that these sums will be made available. Each proposal will require to go through a further detailed assessment before funding is committed.

4.7 Projects which receive funding through the SHIP require to contribute towards Local Housing Strategy outcomes and help address housing need. In terms of the types of housing which is required, the SHIP recognises that physical access to too many of the existing stock is an issue and we encourage the provision of more accessible housing and ones suitable for wheelchair users. Shortages of 1-bedroom and larger, family sized homes are also identified.

4.8 A valuation of £127,500 (One Hundred and Twenty Seven Thousand Five

Hundred Pounds) has been received by Knowes Housing Association from the District Valuer and the purchase price will be subject to deduction of abnormals which will not exceed £77,500 (Seventy Seven Thousand Five Hundred Pounds) which will leave a minimum guaranteed price of £50,000 (Fifty Thousand pounds). As a minimum of £50,000 but Site Investigation by Knowes maximum costs of abnormals rigorously investigation of abnormals on the costs.

- 4.9 A site layout plan has still to be agreed with Development Management before a number of units can be confirmed but based on the Local Development Plan Proposed Plan 2018 this is indicated at 15 units.

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 received will be between £127,500 and £50,000 depending on the value of abnormals identified.

- 6.2 Construction of the indicative 15 units as indicated would generate a minimum income in the region of £16,451 per annum for both Council Tax based on Band C 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.

Jim McAloon

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Date: 26 July 2019

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Appendices: Appendix 1 – Site Layout
Appendix 2 – Schedule of Particulars

Background Papers: Strategic Housing Investment Plan 2017/18 – 2022/23 :
1 November 2017.

Wards Affected: Ward 4