

**WEST DUNBARTONSHIRE COUNCIL****Report by Chief Officer: Resources****Infrastructure Regeneration and Economic Development Committee:****6 November 2024**

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**Subject: Sale of Former Balloch Library, Carrochan Road, Balloch G83 8BW****1. Purpose**

- 1.1 The purpose of this report is to seek Committee approval for West Dunbartonshire Council (the Council) to dispose of the former Balloch Library (the property) to McVey and Burns Property Investment Limited.

**2. Recommendations**

- 2.1 It is recommended that the Committee:
- (i) Approves the disposal of the Site to McVey and Burns Property Investment Limited for a figure of £150,000 plus VAT.
  - (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 West Dunbartonshire Council and was declared surplus to operational requirements
- 3.2 The property is not required by any other Council Department.

**4. Main Issues**

- 4.1 The property is not required by the Council for any operational purpose.
- 4.2 The property was extensively marketed For Sale during July and August 2024. Marketing Details were prepared (Appendix 1).
- 4.3 The availability of the property was listed on the Council's website and social media and listed on the main commercial property marketing websites. Details were also circulated to commercial property agents, local solicitors, business development bodies.
- 4.4 A closing date was set for receipt of informal offers on 4 September 2024. Five offers were received ranging from £70,000 to £150,000 with the proposal

from McVey and Burns Property Investment Limited being considered to be the most attractive following an officer assessment.

- 4.5 The offer from McVey and Burns Property Investment Limited is subject only to standard commercial conditions. The prospective purchaser intends to renovate the property for residential uses.

## **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 £150,000.
- 6.2 The Council will no longer have to incur resources in managing and maintaining the property including utility costs.
- 6.3 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 issues emerging during the due diligence process.

## **8. Environmental Sustainability**

- 8.1 The development of the Property will require to be in line with current building and environmental 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 Regulatory Services and Planning.

## **11. Strategic Assessment**

- 11.1 By agreeing to this proposal the Council will benefit in terms of receiving a capital receipt and removing a revenue liability from the Council's asset portfolio.

**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.

Laurence Slavin  
Chief Officer: Resources  
Date: 27 September 2024

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

**Background Papers:** None

**Wards Affected:** Ward 2