

# WEST DUNBARTONSHIRE COUNCIL

## Report by Strategic Lead, Regeneration

### Infrastructure Regeneration and Economic Development Committee:

16 September 2020

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**Subject: Disposal of 0.057ha Land at Attlee Avenue,  
Linnvale, Clydebank G81 2SH**

#### **1. Purpose**

- 1.1** The purpose of this report is to seek Committee's approval to dispose of 0.057ha land at Attlee Avenue, Linnvale to Clydebank Housing Association ("CHA") so that they can combine it with their adjacent site and increase social housing provision. The report details the negotiated 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 0.057ha land at Attlee Avenue, Linnvale for a consideration of a gross purchase price of £30,000 (Thirty Thousand Pounds) to Clydebank 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** CHA purchased the 0.29 ha St Cuthbert's Church site ("the CHA land") at the junction of Attlee Avenue and Dalton Avenue from the Church of Scotland. The purchase is subject to Scottish Government funding, site investigations and outline planning permission to build social housing and we understand that all these conditions have been purified.
- 3.2** West Dunbartonshire Council own an adjacent 0.057 ha triangle of land ("the WDC land") with street frontage to Attlee Avenue. This land is presently open space, level, laid to grass, and contains a single mature tree. A footpath crosses the land.
- 3.3.** CHA contacted the Council with a view to potentially purchasing the land to combine with the CHA land to enhance their development proposals. CHA presented scheme proposals indicating that the CHA land alone could accommodate dwellings for 98 persons; but that inclusion of WDC land could accommodate dwellings for an additional 17 persons which would bring the

total to 115 persons across 28 units.

- 3.4 CHA commissioned Avison Young valuers to provide a valuation of the WDC land in the context of CHA being a Special Purchaser willing to pay above Market Value to secure the site. Avison Young reported a value of £30,000 and after assessment Asset Management are of the opinion that this is a fair value.
- 3.5 WDC granted planning consent (Ref DC20/018) on 10<sup>th</sup> June 2020 for *“Demolition of former St Cuthbert’s Church and the erection of 24 flatted residential units at Dalton Avenue Clydebank by Clydebank Housing Association.”* This planning consent includes the WDC land. The report to planning committee concluded that *“the proposed development would ... result in the construction of much needed affordable housing ... and will contribute positively to the character and appearance of the local area”*
- 3.6 Following the grant of DC20/018 planning consent CHA wish to acquire the WDC land and proceed with the approved scheme.

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

- 4.1 The WDC land serves as open space for the community and sale of the land would forego this use in exchange for following benefits of sale- additional social housing accommodation for 17 persons and a £30,000 capital receipt.
- 4.2 Retention of the property would cost the Council in terms of ongoing maintenance charges.
- 4.3 The disposal will result in a capital receipt for the Council of £30,000.
- 4.4 The proposed disposal will facilitate development of affordable housing for an additional 17 persons over and above the potential of the CHA land alone.

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

- 5.1 There are no significant people implications other than the resources required by the Asset Management and Legal Services to conclude the proposed disposal.

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

- 6.1 The financial implications are that the Council will receive a capital receipt of £30,000 and will save on maintenance costs for the land.
- 6.3 There are no procurement implications arising from this report.

## **7. Risk Analysis**

- 7.1** There is a risk that the CHA do not proceed with the acquisition due to factors which may arise out of their due diligence or due to difficulties with obtaining funding.
- 7.2** We acknowledge the general uncertainty created by the coronavirus pandemic and that this may influence the prospective buyers plans adversely.
- 7.3** However, we understand that CHA have all approvals and funding that they require to commit to the project and consider risk to the transaction to be low.
- 7.3** If CHA did not proceed with the acquisition on the agreed terms, we would recommend that the property continue to serve the property in its present use, pending clarification of the future of the CHA land.

## **8. Environmental Sustainability**

- 8.1** The Strategic Environmental Assessment legislation has been considered and taken into account as part of the DC20/018 planning application assessment.

## **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 Legal, Housing and Employability and Greenspace in relation to the proposed disposal.
- 10.2** Wider consultation has taken place during the DC20/018 Planning Application process.

## **11. Strategic Assessment**

- 11.2** The proposed disposal would facilitate development of much needed affordable housing for and additional 17 persons over and above the potential of the CHA land were it to be developed on its own.

**Jim McAloon**

Strategic Lead, Regeneration

Date: 13 July 2020

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**Appendices:** Appendix 1 – Site Layout Plan

**Background Papers:** None

**Wards Affected:** Ward 5