

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer: Supply, Distribution and Property

Infrastructure Regeneration and Economic Development Committee:

17 August 2022

Subject: Sale of Land at rear of Ferrydykes Cottage, Old Kilpatrick

1. Purpose

- 1.1** The purpose of this report is to seek Committee approval for the Council to enter into a contract for the disposal of land to Mr Malik.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Approve the disposal of the site to Mr Malik for the sum of £20,000 (Twenty Thousand 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** Mr Malik is the owner of Ferrydykes cottage which he acquired from Scottish Canals and Waterways in 2006. The cottage fronts onto the towpath of the Forth and Clyde canal opposite Portpatrick Road, Old Kilpatrick.
- 3.2** The cottage is in a very poor state of repair with only the external walls remaining in place, There is no roof on the cottage and very extensive renovation works will be required to put the property into a habitable condition. The building is currently on the Buildings at Risk Register.
- 3.3** Mr Malik wishes to undertake the required renovations to the property with a view to occupying the property as a family home. Before doing so he wishes to acquire an area of land to the rear in order to provide the property with an improved garden area.
- 3.4.** The land identified is shown on the attached plan (Appendix 1) and extends to 562 sqm or thereby. The land is overgrown with trees and vegetation.

4. Main Issues

- 4.1** The property is not required by the Council for any operational purposes.
- 4.2** The land is unlikely to be of interest to any other parties other than the owners of the cottage.
- 4.3** Officers in Planning are supportive of the proposed sale of the land if it helps bring about the restoration and re-use of Ferrydykes cottage. It will be condition of any sale that the purchaser obtains planning consent for the restoration of the cottage as a private dwelling together with the garden ground.
- 4.4** It will also be a condition of the sale that a restriction is imposed on the title preventing any building from being erected on the land to ensure the land is solely as garden ground associated with the cottage.

5. People Implications

- 5.1** There are no significant people implications other than the resources required by the various Council services to deal with the planning application, environmental assessments and legal documentation to conclude this transaction.

6. Financial and Procurement Implications

- 6.1** The Council will benefit from a capital receipt.
- 6.2** The Council will benefit from Council tax once the cottage is restored and re-occupied.
- 6.3** There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1** The disposal will be subject to legal due diligence and planning. In the event that there are significant issues resulting from this the disposal may not proceed.

8. Environmental Sustainability

- 8.1** The site is currently overgrown amenity land. The proposed sale will require a change of use to garden ground. The site will be enclosed and maintained thereafter.

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, Regulatory and Planning wider consultations will take place during the Planning Application process.

11. Strategic Assessment

- 11.1** By agreeing to this proposal the Council will benefit in terms of receiving a capital receipt and longer term will benefit from the Council tax generated from the cottage.
- 11.2** A building which is currently an eyesore and on the Buildings at Risk Register will be restored and brought back into use as a private dwelling thus contributing to improving the everyday lives of residents.

Angela Wilson
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Date: 29 July 2022

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Appendices:	Appendix 1
Background Papers:	None
Wards Affected:	6