

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer – Supply, Distribution and Property

Infrastructure Regeneration and Economic Development Committee:

12 May 2021

Subject: Sale of Site at Bowie Road, Lomond Industrial Estate, Alexandria, G83 0TL

1. Purpose

- 1.1 The purpose of this report is to recommend to the Committee the disposal of the above property to the Loch Lomond Group.

2. Recommendations

- 2.1 It is recommended that the Committee:

- (i) Approve the sale of the property to Loch Lomond Group, Lomond Estate, Alexandria G83 0TL for a figure of Sixty Thousand Pounds (£60,000) Sterling.
- (ii) Authorise the Chief Officer, Supply, Distribution and Property to conclude negotiations.
- (iii) Authorise the Strategic Lead, Regulatory to complete the sale on such conditions as considered appropriate.

3. Background

- 3.1 The site is owned by West Dunbartonshire Council and sits between the Lomond Trade Centre (Council owned) and the Loch Lomond Group Distillery.
- 3.2 The site has access gates from Bowie Road but is currently unused and overgrown. There are numerous large trees on the site.
- 3.3 Loch Lomond Group have approached the Council as neighbouring landowners about the possibility of acquiring the site for use as car parking for distillery employees and visitors.

4. Main Issues

- 4.1 The property is not required by the Council for any operational purposes.

- 4.2 The proposed disposal would help a local business to continue to operate and expand with the resultant benefits for local employment and economic activity.
- 4.3 The expansion of car parking will allow the Loch Lomond Group to open a modest visitor centre which will showcase the Distillery and attract additional tourists to the area.
- 4.4. There have been sporadic issues in the past with fly-tipping and unauthorised use of the site by travellers. The sale of the site to Loch Lomond Group should resolve these issues.

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 transfer.

6. Financial and Procurement Implications

- 6.1 The Council will benefit from a capital receipt of £60,000.
- 6.2 The Council will no longer have to incur resources in dealing with anti-social activities on the site.
- 6.3 There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1 There is a risk that the Purchaser does not complete the deal in which case the status quo is maintained.

8. Environmental Sustainability

- 8.1 The intended use of the property is in line with the current designation of the area as commercial/ industrial and as such there are no negative environmental considerations associated with the proposal.

9. Equalities Impact Assessment (EIA)

- 9.1 An Equality Impact Assessment is not applicable.

10. Strategic Assessment

- 10.1 By agreeing to this proposal the Council will benefit in terms of receiving a capital receipt and that can be used to further strategic objectives.

10.2 Following assessment we believe the sale of the site to Loch Lomond Group will benefit a local based company and have the added benefit of attracting more visitors to the area.

Angela Wilson

Chief Officer

Date: 19 April 2021

Person to Contact: J David Johnston, Estates Surveyor, Bridge Street,
Dumbarton G82 1NT. T: 01389 737581
Email: david.johnston2@west-dunbarton.gov.uk

Michelle Lynn, Assets Co-ordinator, Council Offices,
Bridge Street, Dumbarton, G82 1NT. T:01389 776992
Email: michelle.lynn@west-dunbarton.gov.uk

Appendices: Appendix 1 – Site Plan.

Background Papers: None

Wards Affected: Ward 2