

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Educational Services

Educational Services Committee: 4 December 2013

**Subject: Former Gavinburn Library, Dumbarton Road,
Old Kilpatrick G60 5NE**

1. Purpose

- 1.1** The purpose of this report is to seek Committee approval to reverse the decision of the Education and Lifelong Learning Committee of 14 September 2011 to declare the premises surplus and return them to the education account.

2. Recommendations

- 2.1** It is recommended that the Committee approves the reversal of the previous decision of the Education and Lifelong Learning Committee and declare the property returned educational estate.
- 2.2** Thereafter the existing library building will be demolished, road access and car parking improved and an all-weather sports pitch provided. All works, estimated at £140,000 will be funded through the existing Capital Programme Building Upgrades budget which was approved by Council on 6 February 2013.

3. Background

- 3.1** The Education and Lifelong Learning Committee of 15 December 2010 decided on the closure of the Gavinburn branch library as a cost saving measure, and it was subsequently closed on 16 February 2011.
- 3.2** At a meeting of the Education and Lifelong Learning Committee on 14 September 2011, the Committee agreed:-
- (1) to declare these properties surplus to its operational requirements;
 - (2) that the appropriate officer in Housing, Environment and Economic Development should write to local community groups and invite them to submit expressions of interests in making use of either of the properties;
 - (3) that should any expressions of interest be received, a report should be submitted to the next meeting of the relevant service Committee outlining options for the for the possible future uses of the properties;
 - (4) that should no expressions of interest be received:

- (a) The Executive Director of Housing, Environmental and Economic Development be authorised to market these vacant and surplus properties on the open market:-
 - (i) Former Gavinburn Library, at Dumbarton Road, Old Kilpatrick G60 5NE for residential use; and
 - (ii) Former Ladyton Library, at Bonhill, Alexandria G83 9DZ on the open market for residential or commercial use; and
- (b) The Head of Legal, Administrative and Regulatory services be authorised to conclude the transaction subject to such legal conditions that are considered appropriate; and
- (5) that the Executive Director of Educational Services should provide a briefing note to all Members of the Committee providing an update on the disposal of the properties.

3.3 An officer from the Estates Section wrote to appropriate local community groups and organisations on 17 January 2012 inviting expressions of interest should they wish to use the property relevant to their locale. A closing date of 17 February 2012 was set for any expressions of interest. 39 groups and/or organisations were approached in respect of the former Ladyton Library and 23 were approached for the former Gavinburn Library. No expressions of interest were received by the closing date for either property.

3.4 Subsequently Gavinburn Primary School's Parent Council and local elected members expressed an interest in identifying funds through the Capital Programme to further develop sports facilities for the school on the site and surrounding land of the library. This would have the added benefit of providing road and site access improvements to the site and additional car parking for the school.

4. Main Issues

4.1 As per 3.3 there was no demand for the premises or site from local community groups. At this point in time this site has not been placed on the open market.

4.2 The return of the property to the Education account would assist the school in improving external facilities and road safety concerns.

5. People Implications

5.1 There are no significant people implications from this proposal.

6. Financial Implications

6.1 The Council would forego a capital receipt in respect of this decision estimated at £25,000.

6.2 The demolition, road works and sports pitch are estimated to cost around £140,000 and will commence spring 2014 with the completion of the works in 2014/15. This will be funded through the capital programme from the Building Upgrades budget line for 2014/15 which was approved as part of the Council's capital plan on 6 February 2013.

7. Risk Analysis

7.1 Should the property remain vacant, there is a risk of vandalism and the property falling into disrepair through a lack of maintenance.

7.2 If the former library building remains on the market, there is a risk a sale will not be concluded.

8. Equalities Impact Assessment (EIA)

8.1 An Impact assessment has been carried out; the proposed improvements will benefit pupils by providing better sports facilities and contribute to advancing equalities for younger people. No negative impacts were identified.

9. Consultation

9.1 Internal consultation has been undertaken between officers from Estates, Legal Services, Finance, Economic Development, Community Planning, Roads and Planning.

10. Strategic Assessment

10.1 Having considered the Council's strategic priorities, the proposal contained within this report and subsequent recommendation contributes fully to improve the well-being of communities and protect the welfare of vulnerable people; improve care for and promote and improve life chances for children and young people.

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Date:

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Appendices: None

Background Papers: Reports to the Education and Lifelong Learning Committee
on 15 December 2010 and 14 September 2011

EIA Screening

Wards Affected: 4