

# WEST DUNBARTONSHIRE COUNCIL

## Report by Chief Officer - Supply, Distribution & Property

### Infrastructure, Regeneration & Economic Development Committee

15 September 2021

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**Subject: Sale of former care home known as Frank Downie House, Ottawa Crescent, Clydebank**

#### **1. Purpose**

**1.1** The purpose of this report is to advise the Committee on the outcome of the marketing of the former care home known as Frank Downie House, Ottawa Crescent, Clydebank. The report details the offer received 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 former care home known as Frank Downie House, Ottawa Crescent, Clydebank for a consideration of £127,555 (One Hundred and Twenty Seven Thousand Five Hundred and Fifty Five Thousand Pounds) to Torah Capital.
- (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** The site for disposal is the former care home known as Frank Downie House.

**3.2** The Council has undertaken an exercise to rationalise the care homes within the Clydebank area. This has resulted in a new care home being approved for Clydebank and the subsequent closures of

- Mount Pleasant Care Home.
- Boquhanran House Care Home.
- Frank Downie Care and Day Care Centre.
- Queen Mary Day Care Centre.

**3.3** The new build care home was completed in December 2020 and clearance of the sites not already disposed of was completed by Health & Social Care Partnership early 2021.

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

- 4.1 A marketing campaign was commenced April 2021 by our nominated agent and a closing date being set in July 2021.
- 4.2 The site was extensively marketed; sales particulars (Appendix 1) were uploaded onto various property websites, including the Council's own website. Regular e-mail's were undertaken to our nominated agent's comprehensive list of property agents, developers, housing associations and property companies. A "For Sale" sign was also erected at a prominent location on site.
- 4.3 At the closing date, 12 offers to purchase were received from developers with the highest £265,000 (Two Hundred and Sixty Five Thousand Pounds) being recommended for acceptance.
- 4.4 The highest offer was conditional upon planning consent and satisfactory due diligence on ground conditions and contamination. The anticipated timescale for clearing the suspensive conditions is unknown at this time.
- 4.5 The second highest offer was from Torah Capital in the sum of £127,555. Torah Capital proposes to demolish the building and bring forward proposals for a new residential development, but importantly their offer is not subject to any suspensive conditions.
- 4.6 Officers are recommending proceeding with the offer received from Torah Capital.

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

- 5.1 there are no people implications with this report.

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

- 6.1 The financial implications of the proposed sale is a capital receipt to the Council of £127,555.
- 6.2 There are no procurement implications arising from this report.

#### **7. Risk Analysis**

- 7.1 There is clearly a risk that the purchasers do not proceed with the acquisition for a variety of reasons, but the offer from Torah Capital is not subject to any conditions other than satisfaction on the Title.

7.2 We would intend to impose a quick timescale on the preferred buyer to conclude a missive and complete the purchase.

## 8. Environmental Sustainability

8.1 Any future development of the sites will require that SEA legislation will be considered and taken into account as part of any planning application assessment.

## 9. Equalities Impact Assessment (EIA)

9.1 An Equality Impact Screening did not indicate any further action required in relation to this transaction.

## 10. Consultation

10.1 Consultations have been undertaken with Finance and Regulatory however wider consultation will take place during any Planning Application process.

## 11. Strategic Assessment

11.1 By agreeing to this sale the Council will realise a capital receipt whilst delivering on the wider rationalisation strategy for the Council and delivering on the Council's strategic priority for a strong local economy and improved job opportunities

Angela Wilson  
Chief Officer, Supply, Distribution and Property  
Date: 23 August 2021

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**Appendices:** Appendix 1 – Schedule of Particulars

**Background Papers:** None

**Wards Affected:** Ward 6