

WEST DUNBARTONSHIRE COUNCIL

Report by Acting Director of Housing, Regeneration & Environmental Services (Housing & Regeneration Services)

Community Safety and Environmental Services Committee: 6 December 2006

Subject: Authority to Transfer 0.22 Acres or Thereby of Land at Glasgow Road and Cart Street, Clydebank to the Adjoining Owner

1. Purpose

- 1.1** To recommend to the Committee the transfer of 0.22 acres or thereby of land fronting Glasgow Road and Cart Street, Clydebank to Clydeside Regeneration Limited. (see attached OS plan).

2. Background

- 2.1** In 1971 the former Clydebank District Council compulsory acquired 1.04 hectares or thereby fronting Glasgow Road, Clydebank and 0.47 hectares or thereby fronting Glasgow Road and Cart Street, Clydebank
- 2.2** In 1997 West Dunbartonshire Council reconveyed back to Kvaerner the majority of the land that had been compulsory acquired. However the reconveyance of titles did not match up and as a result there are two small areas of land that remain in the ownership of the Council.
- 2.3** In October 2001, Clydeside Regeneration Ltd purchased a complex of industrial buildings and land with a total site area of 85 acres or thereby at Queens Quay, Clydebank (former Kvaerner and UIE Shipyards).
- 2.4** Clydeside Regeneration Ltd submitted an outline planning application for the redevelopment of this site for mixed uses including housing and a business park. Members of the Planning Committee indicated that they were minded to grant planning consent subject to legal agreements concerning phasing of development and other matters being agreed.
- 2.5** As a result of negotiations following the Planning Committee's decision, Clydeside Regeneration Ltd agreed to transfer land to the Council and Clydebank Rebuilt Ltd as set out below.
- 2.6** Subsequent to the conclusion of these agreements, it emerged that the Council owned 0.22 acres or thereby of land as described above. Had this been known at the time, the transfer of this land would have been an integral part of the more general agreement carried out with Clydeside Regeneration Ltd.

- 2.7** In July 2003 Clydeside Regeneration Ltd leased an office block at Bruce Street, Clydebank to the Council for a period of 5 years at a reduced rental of £50,000 p.a.
- 2.8** In November 2004 the Council approached Clydeside Regeneration Ltd to purchase a 4 acre site for the provision of a leisure facility to replace the "Playdrome" at nil consideration.
- 2.9** During 2005 Clydebank Regeneration Ltd sold 16 acres or thereby of land to Clydebank Rebuilt at nil consideration to assist in the construction of a new Clydebank College and adjacent business park.
- 2.10** The Titan Crane also transferred to Clydebank Rebuilt at nil consideration to provide a future visitor centre.
- 2.11** In October 2006 Clydeside Regeneration Ltd were granted planning consent for the construction of a new Boilermakers Social Club and the construction of two new roundabouts at Cart Street and Cable Depot Road, Clydebank.
- 2.12** Clydeside Regeneration Ltd have recently approached the Estates Section of Housing, Regeneration and Environmental Services to transfer 650 sq.m. or thereby fronting Glasgow Road and 252 sq.m. or thereby fronting Cart Street, Clydebank. A total area of 902 sq.m. or 0.22 acres or thereby.

3. Main Issues

- 3.1** Clydeside Regeneration Ltd want to purchase 650 sq.m. or thereby fronting Glasgow Road and 252 sq.m. or thereby fronting Cart Street, Clydebank. The inclusion of these two parcels of land within their ownership will regularise boundaries and allow a more balanced development on the site.
- 3.2** The Estates Section have been in negotiations with Clydeside Regeneration Ltd and the following terms and conditions have been provisionally agreed: -
- (a) Transfer of two areas of ground extending to 650 sq.m. or thereby fronting Glasgow Road and 252 sq.m. or thereby fronting Cart Street, Clydebank to Clydeside Regeneration Ltd.
 - (b) The date of settlement shall be 1st February 2007 or earlier, if possible.
 - (c) The purchase price shall be One Pound.
 - (d) Purchaser to pay the Estates Administration fee of £350 plus VAT.
 - (e) Purchaser to pay the Council's legal fees, expenses, outlays, VAT together with stamp duty and registration dues.
 - (f) Purchaser to pay for property enquiry certificate, if required.
 - (g) Clydeside Regeneration will allow an early termination of the lease of offices at Bruce Street, Clydebank prior to 28 July 2008. At the date of early termination of the lease all obligations under the terms of the lease shall cease.

3.3 Whilst the disposal of assets on a competitive basis is generally preferred it is considered that such an approach is inappropriate in this case and that the nil consideration reflects the fact that Clydeside Regeneration Ltd has transferred approximately 16 acres of ground to Clydebank Rebuilt free of charge and is in the process of transferring 4 acres or thereby to West Dunbartonshire Council at nil value.

4. Personnel Issues

4.1 There are no personnel issues.

5. Financial Implications

5.1 There are no financial implications.

6. Recommendations

6.1 **That the Acting Director of Housing, Regeneration and Environmental Services (Housing & Regeneration Services) be authorised to transfer 0.22 acres or thereby of land at Glasgow Road and Cart Street, Clydebank to Clydeside Regeneration Ltd on the terms and conditions stated in paragraph 3.2 of this report.**

6.2 **That the Head of Legal and Administrative Services be authorised to conclude this transaction subject to such legal conditions as considered appropriate and to refer this matter to the Scottish Executive for their consent.**

Irving Hodgson

Acting Director of Housing, Regeneration & Environmental Services
(Housing & Regeneration Services)

Date: 14 November 2006

Ward Affected: Ward 2

Appendix: None

Background Papers: Estates Section File

Person to Contact: William Gibson, Section Head of Estates
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