

## Appendix 2- Surplus Assets List & Action Plan

| PROPERTY   | General Comment  | Estimated Date of Sale | Potential Improvements  | Responsibility for Action  | Due Date for improvements |
|--|--|------------------------|---|--|---------------------------|
| <b>Strategic Development Sites</b>   |  |                        |   |  |                           |
| 2.17 acre site at Carrochan Road, Balloch  | 8,728 sqm (2.17 acres) of ground at Carrochan Road, Balloch adjacent to new National Park Headquarters. The site is zoned for residential use and was marketed for disposal in 2008. Preferred developer was unable to conclude missives.  | 2014-15                | Commence marketing 2014-15.   | Economic Development - Michael McGuiness<br>Planning - Pamela Clifford       | 31 March 2015             |
| 4.97 acre site of Former Braidfield High School  | Site of former Braidfield High School extending to 7.8 acres (31,576 sqm). Area increased due to inclusion of pitches. Demolition completed 2010.  | 2014-15                | Undertake site investigations prior to marketing. Establish development brief for site. Consider obtaining outline planning consent. Commence marketing 2014-15.  | Economic Development - Michael McGuiness<br>Planning - Pamela Clifford       | 31 March 2015             |
| 5.11 acres site of former St Eunans Primary School   | Site of former St Eunans Primary School extending to 20,694 sqm (5.11 acres). School demolished in 2011. Site difficult to develop as on sloping site. Unit numbers reduced to reflect initial assessment.   | 2014-15                | Undertake planning brief for site. Consider obtaining outline planning consent. Commence marketing 2014-15.   | Economic Development - Michael McGuiness<br>Planning - Pamela Clifford       | 31 March 2015             |
| Auchentoshan (Former ATC), Mountblow Rd, Clydebank   | Former adult training centre within Auchentoshan Estate which was closed on 20th February 2009. Property was marketed in 2010/11 with one offer received for £530,000. But was withdrawn after negotiations came to nothing. Property was demolished May 2013. Asset now comprises cleared site. | 2014-15                | Lease terms for entire site issued to charity organisation based on 5 year term with tenant break option at year 3. Tenant option to purchase to be incorporated within lease. Terms still to be agreed.  | Asset Management - Stuart Gibson   | 30 September 2014         |
| 7.03 acre site of former St Andrews High School  | Site of former St Andrews High School extending to 7.03 acres (28,463 sqm). 6.74 acres is within the PPP project the remaining 0.29 acres is not Education ground. Demolished 2010.  | 2015-16                | Acquisition of adjoining small area of land would improve boundary and marketability. Planning brief to be prepared.  | Economic Development - Michael McGuiness<br>Planning - Pamela Clifford       | 31 March 2016             |
| 1.42 acres of ground at former Bonhill Primary School  | Site of former Bonhill Primary School extending to 1.42 acres (5,736 sqm). Area increased by inclusion of pitch extending to 3,781 sqm giving a total area of 9,517 sqm (2.35 acres). May be increased further if adjacent open space can be redesignated for housing.                           | 2015-16                | Consideration to be given to including council owned greenbelt land to rear to improve site layout and bring together two separate areas of land. Planning Brief to be prepared and site investigations to be undertaken. Consider obtaining outline planning permission. | Economic Development - Michael McGuiness<br>Planning - Pamela Clifford       | 31 March 2016             |
| 6.47 acre site at Levenbank Road, Jamestown (Milton Loan)  | 26,167 sqm (6.47 acres) of ground at Levenbank Road, Jamestown identified for residential use in finalised local plan. Local plan suggests 68 units for site based on 75 units for larger area.  | 2015-16                | Obtain development brief. Check road access, power supply and drainage issues. Consider obtaining outline planning consent.   | Economic Development - Michael McGuiness<br>Planning - Pamela Clifford       | 31 March 2017             |
| 11.6 acre site at Crosslet House, Argyll Avenue, Dumbarton   | Two options being assessed for the development of the site. A larger development of up to 120 units for the whole site which will require significant access improvements. Or a smaller development of 40 units (updated by Forward Planning) which can use the                                  | 2015-16                | Site identified for 90 bed Council care home. Residual site to be established   | Economic Development - Michael McGuiness<br>Planning - Pamela Clifford       | 31 March 2017             |
| 4.27 acre site at Heather Avenue, Alexandria   | 17,281 sqm (4.27 acres) of ground at Heather Avenue, Alexandria identified for residential use in finalised local plan. Local plan suggests 160 units for whole development site (9.76 acres) therefore proportionate amount for WDC vacant site of 4.27 acres                                   | 2015-16                | Site investigations to be undertaken to establish what decontamination works would be required. Open discussions with adjoining owners regarding joint sale or joint venture.   | Economic Development - Michael McGuiness<br>Asset Management - Stuart Gibson | 31 March 2018             |
| Phase 1 part disposal and Phase 2 complete disposal of 5.14 acre site at St James Retail Park, Glasgow Road, Dumbarton | 20,809 sqm (5.14 acres) of ground at St James Retail Park, Glasgow Road, Dumbarton. The site is zoned as a retail development opportunity in the finalised Local Plan. Planning consent for a retail development for 3 units totalling 35,000 sqft has been granted.                             | 2015-16                | Discussions to be resurrected during 2014-15 with Henry Lax following recent sale of Retail Park from British Land to Legal & General.  | Asset Management - Stuart Gibson   |                           |

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| <b>Rationalisation Programme</b>                          |   |                        |   |                                  |                           |
| Former CLD offices 5 West Thompson Street Clydebank       | Part of Office Rationalisation Proposal. Single storey office building.   | 2013-14                | Asset sold to third sector organisation Y Sort-It in March 2014.  | No further action required.      |                           |
| Gavinburn Branch Library, Old Kilpatrick                  | Declared Surplus by HEED - offered to community groups - no interest forthcoming  | 2013-14                | No longer to be sold. Property Demolished. Returned to GSA.   | No further action required.      |                           |
| Solum of Canal, Clydebank                                 | Solum of canal adjacent to Clyde Shopping Centre, Clydebank. Committee approval to transfer to British Waterways for £1. Legal negotiations in hand.  | 2013-14                | Transaction completed.  | No further action required.      |                           |
| Bridge Street Ground Lease                                | Previous interest from tenant for purchase of WDC ground lease interest. Negotiations with building owner on going.   | 2013-14                | Transaction completed.  | No further action required.      |                           |
| 147 High Street, Dumbarton                                | Part of Rationalisation Proposal.   | 2014-15                | Purchase terms to be issued to Dumbarton Credit Union.  | Asset Management - Stuart Gibson |                           |
| Library Offices Poplar Road Dumbarton                     | Part of Office Rationalisation Proposal.  | TBC                    | When vacated seek to declare surplus and market property on open market.  | Asset Management - Stuart Gibson |                           |
| Council Headquarters Garshake Road Dumbarton              | Part of Office Rationalisation Proposal. Purpose built office building with carparking.   | 2017-18                | Consider alternative uses for building ; alternative uses for site and obtain site investigation survey if necessary and consider obtaining outline planning consent for alternative use. | Asset Management - Stuart Gibson |                           |
| Council Offices Rosebery Clydebank                        | Part of Office Rationalisation Proposal. Purpose built office building with carparking.   | 2015-16                | Consider alternative uses for building ; alternative uses for site and obtain site investigation survey if necessary and consider obtaining outline planning consent for alternative use. | Asset Management - Stuart Gibson |                           |
| Balloch Castle Balloch                                    | Part of Office Rationalisation Proposal. Historic Castle leased from GCC.   | As soon as practicable | Seek alternative uses for facility.   | Asset Management - Stuart Gibson |                           |
| Various Units Leven Valley Enterprise Centre Dumbarton    | Part of Office Rationalisation Proposal. Vacate and return to non operational portfolio.  | tbc                    |   | Asset Management - Stuart Gibson |                           |
| 30 Church Street Alexandria                               | Part of Office Rationalisation Proposal. Purpose built office building with carparking.   | tbc                    |   | Asset Management - Stuart Gibson |                           |
| 85 Kilbowie Road Clydebank                                | Part of Office Rationalisation Proposal. Purpose built office building with carparking.   |                        | New tenant to be found - place on letting market.   | Asset Management - Stuart Gibson |                           |
| 4/6 and 10 Elm Road Dumbarton                             | Part of Depot Rationalisation Proposal. Former workshops and office buildings.  |                        | Properties vacant - seek committee approval to decalre surplus and place on open market.  | Asset Management - Stuart Gibson |                           |
| Ground at 83 Fullers Gate                                 | Remedial conveyance of land which should have been sold previously to Faifley Housing Association.  | 2015-16                | None required.  | Asset Management - Stuart Gibson |                           |
| 264 Glasgow Road  | Shop.   | 2015-16                | None required.  | Asset Management - Stuart Gibson |                           |
| 276 Glasgow Road  | Shop.   | 2015-16                | None required.  | Asset Management - Stuart Gibson |                           |
| 3 Upper floor flats at 153 Main Street, Renton            | Committee approval to sell to Cordale H A. Lengthy delay in concluding agreement.   | 2015-16                | Re-open discussions with Cordale.   | Asset Management - Stuart Gibson |                           |
| Site at 5/13A Lennox Drive, Faifley                       | Ground at 5/13A Lennox Drive, Clydebank which is required for development of the adjacent residential site by Faifley Housing Association.  | 2015-16                | None required.  | Asset Management - Stuart Gibson |                           |
| Ground at Grant Crescent, Renton, Alexandria              | 1,211 sqm (0.3 acres) of ground at Grant Crescent, Renton proposed to be sold to Cordale Housing Association. Title rectification following initial disposal. Two areas of ground involved. | 2015-16                | None required.  | Asset Management - Stuart Gibson |                           |
| 73 sqm site at Tontine Crescent, Renton                   | Disposal to Cordale Housing Association of 3,161 sqm (0.78 acres) required to be split. Remaining 73 sqm to be sold on same basis.  | 2015-16                | None required.  | Asset Management - Stuart Gibson |                           |
| Ground at rear of 167-173 Main Street, Renton, Alexandria | Ground at the rear of 167-173 Main Street, Renton proposed to be sold to Cordale Housing Association.   | 2015-16                | None required.  | Asset Management - Stuart Gibson |                           |

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| <b>Rationalisation Programme</b>                                  |  |                        |  |                                  |                           |
| 1.73 acres of ground bellsmyre - 3 sites                          | 7,001 sqm (1.73 acres) of ground at 11-15 Muir Road, 11-15 Aitkenbar Drive and 2-4 Penniccroft Avenue, Bellsmyre, Dumbarton. Three sites included in valuation as proposed to sell as part of single transaction   | 2015-16                | None required.   | Asset Management - Stuart Gibson |                           |
| 50sq m site at Halkett Crescent, Alexandria (Lesser Boll of Meal) | 50 sqm (0.01 acres) of ground at Halkett Crescent, Alexandria (adjacent to Lesser Boll of Meal park) which forms part of an access to a proposed care home development. Negotiations ongoing with developers on the basis of ransom value.                 | 2015-16                | None required.   | Asset Management - Stuart Gibson |                           |
| 759 sq m site adjoining 3 Auchinleck Terrace, Faifley             | Former lock-up garages to rear of former local authority residential units   | 2015-16                | None required.   | Asset Management - Stuart Gibson |                           |
| 54 sqm of ground at John Street                                   | 54 sqm of ground at John Street, Renton. Landscaped area proposed to be sold to Cordale Housing Association for 3 car parking spaces.  | 2015-16                | None required.   | Asset Management - Stuart Gibson |                           |
| Wayleave at Brown Street, Haldane                                 | Development of 16 housing units by Cube HA Ltd. Surface water sewer. Discussions in hand.  | 2015-16                | None required.   | Asset Management - Stuart Gibson |                           |
| Yard 62/64 Clyde Street Clydebank                                 | Previously considered for sale to sitting tenant - negotiations did not progress to completion.  | 2015-16                | None required.   | Asset Management - Stuart Gibson |                           |
| Land adjoining Leven Cottage, Main street, Alexandria             | Proposed sale to Cordale HA for access to Leven Cottage redevelopment. Committee approval to sell required. Title Report and land services approval requested. Discussions ongoing with RSL.   | 2015-16                | None required.   | Asset Management - Stuart Gibson |                           |
| Grazing Land, Castlehill  | Previously a proposed sale to tenant farmer.   | 2015-16                | Action by Legal Services may allow WDC to secure rent or sale.   | Asset Management - Stuart Gibson |                           |
| <b>Commercial and Private</b>                                     |  |                        |  |                                  |                           |
| Renton EE&CC Building   | Former Renton EECC vacated and surplus to requirements. Previously valued at £125,000 based on residential development value. Council decision on 7th September 2011 to sell the property to Renton Community Development Trust at less than market value. | 2014-15                | Vale of Leven Autism and Aspergers Forum be given use of Asset for one year at a peppercorn rent while it develops business case options for either purchase or long term lease of the building. | Asset Management - Stuart Gibson |                           |
| 82 Main Street Alexandria   | Former office extending to 863 sqft on the first floor with access at the rear. Declared surplus and marketed for sale in 2011/12. Offer of £46,000 received but not concluded as issues over access remain unresolved.                                    | 2014-15                | Resolve access issues.   | Asset Management - Stuart Gibson |                           |
| Ladyton Library, Bonhill  | Declared Surplus by HEED - offered to community groups - no interest forthcoming.  | 2014-15                | Bring to market.   | Asset Management - Stuart Gibson |                           |
| 102 Main Street, Alexandria                                       | Former offices extending to 1,406 sq ft on the first floor and attic with access at the rear. Declared surplus but not yet marketed for sale.  | 2014-15                | Fire safety issue with timber staircase at upper level. Staircase may require to be replaced.  | Asset Management - Stuart Gibson |                           |
| Ground at Parkhall Road   | Surplus Status to be clarified. Possibility of 1-2 residential developments plots.   | 2014-15                | Japanese Knotweed identified to rear of site which any preclude development/sale of part of land. Spraying regime to eradicate infestation to be monitored.                                      | Asset Management - Stuart Gibson |                           |
| Levenford Gatelodge and Coachhouses                               | Vacant house (coach house) and derelict gatelodge. Declared surplus on 30th March 2005. Inspection during 2010 found property to be in a poor condition. Possible disposal to adjoining owner.   | 2015-16                | None required.   | Asset Management - Stuart Gibson |                           |
| Former Public Toilet - Quay St, Dumbarton                         | 410 sqm (0.01 acre) site at Quay Street, Dumbarton. Formerly public toilets demolished in 2009. Site value based on part commercial and part residential uses.   | 2015-16                | Site investigations and planning brief.  | Asset Management - Stuart Gibson |                           |
| 0.576 acre site 193 Dumbarton Rd. Clydebank-Site                  | Development is limited by main sewer at the rear of the site and its irregular shape. Additional costs from Network Rail reduced value further and may preclude development.   | 2015-16                | Site investigations and planning brief   | Asset Management - Stuart Gibson |                           |
| 32 sqm of ground at Glasgow Road, Hardgate, Clydebank             | 32 sqm of ground at Glasgow Road, Hardgate currently used as a flower bed. Forms part of a larger potential residential development site.  | 2015-16                | None required.   | Asset Management - Stuart Gibson |                           |
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**Commercial and Private**

|  |   |                       |  |                                  |  |
|--|---|-----------------------|--|----------------------------------|--|
| Kilbowie Road roundabout, Clydebank                                | Development site opposite fire station. May suit licensed/public house use.   | 2015-16               | Site investigation and potential planning brief. | Asset Management - Stuart Gibson |  |
| 8 Elm Road Dumbarton - Vacant                                      | Surplus property pending committee approval to market/sell  | 2015-16               | None required.                                   | Asset Management - Stuart Gibson |  |
| 10a Elm Road, Dumbarton - Window factory                           | Surplus property pending committee approval to market/sell  | 2015-16               | None required.                                   | Asset Management - Stuart Gibson |  |
| 365 sq m site at Hardie Street, Alexandria                         | 461 sqm (0.11 acres) of ground at 7 Hardie Street, Alexandria within an existing residential area. Considered suitable for development of a single house plot. Site forms amenity ground at present.  | 2015-16               | None required.                                   | Asset Management - Stuart Gibson |  |
| 0.576 acre site 193 Dumbarton Rd. Clydebank-Site                   | Development is limited by main sewer at the rear of the site and its irregular shape. Additional costs from Network Rail reduced value further and may preclude development.  | 2015-16               | None required.                                   | Asset Management - Stuart Gibson |  |
| 2 areas of ground (1,975 & 282 sqm) at 404 Glasgow Road, Clydebank | 2 areas of ground 1,975 sqm (0.49 acres) and 282 sqm (0.07 acres) at 404 Glasgow Road, Clydebank. Ground adjacent to site of former church which was demolished. Planning permission for mixed use development refused in 2008/09.  | 2015-16               | None required.                                   | Asset Management - Stuart Gibson |  |
| 0.16 acres of ground at 44-46 Gaitskill, Alexandria                | 454 sqm (0.11 acres) of ground at 44-46 Gaitskill Avenue, Alexandria. Former playground with potential as a single house plot. Value reduced to reflect generally falling market. Area amended as error in previous assessment.   | 2015-16               | None required.                                   | Asset Management - Stuart Gibson |  |
| 5 acre site at Lomond Industrial Estate, Alexandria                | 20,235 sqm (5 acres) of ground at Strone Road, Lomond Industrial Estate, Alexandria zoned for industrial use. The site is subject to flooding and is on the route of the proposed Lomond Canal.   | 2015-16               | Future Review.                                   | Asset Management - Stuart Gibson |  |
| 2.34 acre site at Castle Street, Dumbarton (Includes OAB façade)   | Building which has been partially demolished with only the facade retained. Development would require the relocation of the Burgh Hall. Additional area acquired from Vico in 2008/09.  | 2015-16               | Future Review.                                   | Asset Management - Stuart Gibson |  |
| 0.34 acres of ground meadowbank                                    | 1,394 sqm (0.34 acres) of ground at Meadowbank Street, Dumbarton. Occupied by Inland Revenue but owned by WDC. Proposed to be sold to remedy title. Land currently used by occupier of bulding for carpark and access . Should be sold at same time when building sold by owner | Unknown at this stage | None required.                                   | Asset Management - Stuart Gibson |  |
| Brown Ave. Clydebank-Ground  | Rectangular flat grassed site in established residential area which could accommodate several residential units subject to Title and Planning. Further investigation required.  | Unknown at this stage |  | Asset Management - Stuart Gibson |  |
| 0.2 acres of ground at 1 Carmona Drive, Haldane, Alexandria        | Sloping grass verge site in existing residential area.  | Unknown at this stage |  | Asset Management - Stuart Gibson |  |
| 5A Colquhoun Dr. Alexandria- LAND                                  | Flat regular shaped corner site in existing residential area. Currently used as gardens by adjoining residents. Could support an apartment block subject to Title and Planning although likely resistance from residents.   | Unknown at this stage |  | Asset Management - Stuart Gibson |  |
| 500 sqm of ground at 118 Roman Crescent, Old Kilpatrick, Clydebank | Site comprises lock ups and hard surfaced flat ground within established residential area. Possible House plot(s) sale(s) - subject to Title and Planning. Also verify with Housing if lock-ups currently leased out.   | Unknown at this stage |  | Asset Management - Stuart Gibson |  |
| Beardmore Place (E of Duntocher Burn), Clydebank                   | Linear, sloping part woodland site.   | Unknown at this stage |  | Asset Management - Stuart Gibson |  |
| Braes Ave, Whitecrook, Clydebank                                   | Flat plot of land off Braes Avenue. Main services/utilities should be readily available.  | Unknown at this stage |  | Asset Management - Stuart Gibson |  |
| Dumbarton Rd (opposite Foto One), Clydebank                        | Public open space, mature trees and footpath over narrow linear site.   | Unknown at this stage |  | Asset Management - Stuart Gibson |  |

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| <b>Commercial and Private</b>                           |   |                        |                        |                                  |                           |
| Gnd Lawmuir Cres and Whitehill Rd, Duntocher, Clydebank | Steeply sloping site - appears to be green belt land - Planning discussions required.   | Unknown at this stage  |                        | Asset Management - Stuart Gibson |                           |
| Gnd, Boulevard (North), Clydebank                       | Triangular area of ground on northern side of Great western Road - to east of access road of Bouelvard Hotel. Currently overgrown. Enquiry received by Forward Planning to purchase/lease - to be investigated.   | Unknown at this stage  |                        | Asset Management - Stuart Gibson |                           |
| Gnd, Douglas Muir St, Faifley, Clydebank                | Steeply sloping site adajacent to existing residential units - worthy of further investigation with planning dept.  | Uknown at this stage   |                        | Asset Management - Stuart Gibson |                           |
| Gnd, Glasgow Rd, Hardgate, Clydebank                    | Linear narrow grass verge.  | Unknown                |                        | Asset Management - Stuart Gibson |                           |
| Gnd, Gran St and Davidson St, Clydebank                 | Open space area adjacent to Canal - restricted access   | Unknown                |                        | Asset Management - Stuart Gibson |                           |
| Land - Glenhead Road - 20 units                         | Flat linear site used for lock up garages   | Unknown                |                        | Asset Management - Stuart Gibson |                           |
| Land at Onslow Road (West) - 20 units                   | Open flat grassed area adjacent to scout hall and railway line  | Unknown                |                        | Asset Management - Stuart Gibson |                           |
| North of Breval Cres, Clydebank                         | Grassed corner verge site adajcent to housing. Forms part of larger Title. To be further investigated with WDC planning.  | Unknown                |                        | Asset Management - Stuart Gibson |                           |
| North of Craigielee Road, Clydebank                     | Steeply sloping grassed site in residential area.   | Unknown                |                        | Asset Management - Stuart Gibson |                           |
| Parkhall Rd (South of Manse), Clydebank                 | Steeply sloping grassed site in residential area.   | Unknown                |                        | Asset Management - Stuart Gibson |                           |
| Site - Durban Ave. Clydebank                            | Landsaped public open space area.   | Unknown                |                        | Asset Management - Stuart Gibson |                           |
| Site - Talisman Ave, Dumbarton                          | Grassed verge in existing residential area.   | Unknown                |                        | Asset Management - Stuart Gibson |                           |
| Site South of Breval Cres, Duntocher, Clydebank         | Grassed corner verge site adajcent to housing. Forms part of larger Title. To be further investigated with WDC planning.  | Unknown                |                        | Asset Management - Stuart Gibson |                           |
| South behind Duntocher Hotel, Clydebank                 | Site could accommodate development however currently used as open space and footpath. Recent residential development adjacent - if it could have been sold or developed likely to have been included within that development. Clarify position with WDC Planning. | Unknown                |                        | Asset Management - Stuart Gibson |                           |
| Westernmost part of Beeches Rd, Duntocher, Clydebank    | Linear public open space in established residential area with two existing points of access. However, plot depth, layout of land and vehicle access may prove problematic. To be further investigated with WDC planning.  | Unknown                |                        | Asset Management - Stuart Gibson |                           |