

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer Supply, Distribution & Property****Infrastructure Regeneration and Economic Development Committee:****24 May 2023**

Subject: Update on Property and Land Disposal Strategy 2021-2026**1. Purpose**

- 1.1** The purpose of the report is to provide IRED Committee members with an update on the Property and Land Disposal Strategy 2021-2026 as approved at the Infrastructure Regeneration and Economic Development Committee on 12 May 2021.

2. Recommendations

- 2.1** It is recommended that IRED Committee note the progress on the priorities and objectives which were set out in the Property and Land Disposal Strategy 2021-2026.

3. Background

- 3.1** The Property and Land Disposal Strategy 2021-2026 was approved at the Infrastructure Regeneration and Economic Development Committee on 12 May 2021.
- 3.2** The Strategy provides a platform from which decisions can be made in respect of the planned disposal of property assets. The ultimate aim of the Strategy is to allow a more pro-active and considered approach to the disposal of surplus property and land assets and to do so in a prioritised manner which best supports the Council's objectives, reducing the number of buildings that we own and operate out of, thus minimising revenue costs.
- 3.3** Those properties which have been declared surplus are grouped into three separate categories based on importance. In prioritised order, they are: Strategic Sites – sites that could bring significant economic impact; Rationalisation Programme – land and buildings that are to be disposed of as part of any Council rationalisation programme; Commercial and Private – land and buildings with commercial and/or private benefit to interested parties.

4. Main Issues

- 4.1** Appendix 1 sets out the progress on completion of disposals and anticipated dates for future sites. A brief update on progress on some of the key strategic sites approved by Infrastructure and Regeneration Committee is provided below:
- 4.2** Site at former Our Lady and St Patrick's High School – agreement on abnormals to be reached.
- 4.3** Site at former Playdrome – agreement on abnormals to be reached.
- 4.4** Land surrounding Crosslet House, Dumbarton – agreement on abnormals to be reached and planning application to be submitted.
- 4.5** Former Auchentoshan Day Centre, Auchentoshan Estate, Clydebank – site remarketed and anticipated closing date end June 2023.
- 4.6** We continue to market small plots on an ad hoc basis.
- 4.7** We continue to look at proposed transfers in terms of the Community Empowerment (Scotland) Act 2017 and any asset transfers are reported to the Infrastructure Regeneration and Economic Development Committee with relevant approval by officers. Since 2021 two transfers have taken place but currently working towards a number of other applications.

5. People Implications

- 5.1** Effective asset management planning will require cognisance to be taken of the workforce planning implications related to models for the future delivery of core services. Arrangements will require to be sufficiently flexible to meet changing demand across a range of factors including accommodation, technology, location of services, modernisation etc., whilst at the same time providing sustainable solutions.

6. Financial and Procurement Implications

- 6.1** There are no financial or procurement implications associated with the noting of this report.
- 6.2** Through the Property and Land Disposal Strategy we will endeavour to secure efficiencies across our asset base.

7. Risk Analysis

- 7.1** The aim of the Property and Land Disposal Strategy is to ensure that disposals are appropriately prioritised from a corporate perspective and that the financial consequences in revenue and capital investment terms can be properly assessed.

8. Environmental Sustainability

8.1 The proposals from the proposed tenant have a number of sustainability aims proposed including solar panels and biodiversity schemes.

9. Equalities Impact Assessment

9.1 An Equality Impact Screening was undertaken and confirmed no further action required in relation to any recommendations.

10. Consultation

10.1 In order to prepare the Property and Land Disposal Strategy 2021- 2026, Corporate Asset Management consulted with the Strategic Asset Management Group and the following service areas:

- Resources
- Education
- Regulatory & Regeneration
- Roads & Neighbourhood
- People & Technology
- Supply, Distribution & Property
- Citizen, Culture & Facilities

11. Strategic Assessment

11.1 The Property and Land Disposal Strategy 2021-2025 covers a range of activity which will contribute to the delivery the Strategic Plan.

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Date 15 May 2023

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Appendices: Appendix 1

Background Papers: Report to Infrastructure Regeneration and Economic Development Committee 12 May 2021: Property and Land Disposal Strategy 2021-2026

Wards Affected: None