

# WEST DUNBARTONSHIRE COUNCIL

## Report by the Strategic Lead, Regeneration

### Infrastructure, Regeneration and Economic Development Committee:

12 February, 2020

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**Subject: Sale of former care home known as Boquhanran House, Dickens Avenue, Clydebank, G81 3EP**

#### **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 Boquhanran House, Dickens Avenue, Clydebank, G81 3EP. 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 the former care home known as Boquhanran House, Dickens Avenue, Clydebank for a consideration of £461,000 (Four Hundred and Sixty one Thousand Pounds) to Turnberry Homes Ltd.
- (ii) Authorise the Strategic Lead, Regeneration to conclude negotiations.
- (iii) Authorise the Strategic Lead, Regulatory 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 Boquhanran House, Dickens Avenue, Clydebank.

**3.2** West Dunbartonshire Council has undertaken an exercise to rationalise the Care Homes within the Clydebank area to provide a more suitable and fit for purpose for local residents. This 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** Although closure of the above 4 sites were programmed for closure in June 2020 following completion of the new build Care Home, Health & Social Care

Partnership took the decision to bring forward the closure of Boquhanran House due to operational issues. This closure took place in February 2019. .

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

- 4.1** A marketing campaign was commenced May 2019 by our nominated agent and a closing date being set of 3 October 2019..
- 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-mailing'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, three offers to purchase were received from developers with the highest £461,000 (Four Hundred and Sixty One Thousand Pounds) being recommended for acceptance.
- 4.4** Turnberry Homes, a medium sized house builder, has submitted the higher of the three offers. They are a well established and successful house builder who have undertaken a number of schemes within West Dunbartonshire and are therefore well aware of the Council's planning and other statutory requirements.
- 4.5** Turnberry Homes propose a scheme of 22 units comprising a mix of two bedroom apartments and two bedroom cottage flats all for private sale. (Appendix 2).
- 4.6** Turnberry Homes have indicated their willingness to pay a deposit on conclusion of missives and this figure will be agreed post committee.
- 4.7** Turnberry Homes have reflected in their offer soft abnormal costs based on the information supplied by the Council but this will be subject to a more detailed site investigation following demolition of the current care home.

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

- 5.1** Other than the Officers time involved in concluding the proposed deal there are no People implications.

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

- 6.1** The financial implications of the proposed sale is a capital receipt to the Council of £461,000 minus abnormal costs to be agreed.

**6.2** Construction of 22 units as indicated by Turnberry Homes could generate a minimum income in the region of £40,000 per annum for both Council Tax based on Band E rating. This income stream cannot obviously be guaranteed and would be dependent on all units being sold and planning permission being achieved. The income stream cannot be guaranteed as this would depend on the net migratory effect.

**6.3** There are no procurement implications arising from this report.

## **7. Risk Analysis**

**7.1** The main risk associated with the disposal of the site is that the transaction may not conclude for a variety of reasons including planning, ground conditions and abnormals. In that case, the Council will require to remarket the site for sale.

## **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.

### **Jim McAloon**

Strategic Lead, Regeneration

Date: 7 January 2020

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

Appendix 2 – Turnberry Homes Site Layout Plan

**Background Papers:** None

**Wards Affected:** Ward 5