

WEST DUNBARTONSHIRE COUNCIL

Joint Report by the Acting Director of Social Work and the Director of Housing, Regeneration & Environmental Services

Social Justice Committee: 12 April 2006

Subject: Request by Cordale Housing Association Ltd to purchase Leven Cottage, 52 Main Street, Alexandria

1. Purpose

- 1.1** To advise the Committee of a request from Cordale Housing Association Ltd to purchase Leven Cottage, 52 Main Street, Alexandria from the Council.

2. Background

2.1 Closure of Leven Cottage

- 2.1.1** After consideration by the Health Improvement and Social Justice Partnership (HISJ) on 24 August 2005 and the 23 November 2005 it was agreed that the Leven Cottage residential unit for older people should be closed. The unit is therefore surplus to the requirements of the Department of Social Work Services.

2.2 Deregistration

- 2.2.1** As a local authority residential unit Leven Cottage is subject to regulation by the Care Commission. After consultation with the Care Commission it has been agreed that Leven Cottage will be de-registered as a care home. A suitable date for the deregistration will be agreed with the Care Commission.

- 2.2.2** On 24 February 2006 the Estates Section received a written request from Cordale Housing Association Ltd to purchase Leven Cottage, Alexandria.

3. Main Issues

- 3.1** As part of the development Cordale Housing Association Ltd will include up to 5 sheltered housing units. Increased sheltered housing capacity has been identified as a community care priority for the HISJ Partnership.

- 3.2** The Estates Section have been in discussion with the Director of Cordale Housing Association Ltd and the following terms and conditions have been provisionally agreed:

- a) Sale of Leven Cottage, 52 Main Street, Alexandria to Cordale Housing Association Ltd.
- b) The date of entry shall be 12 May 2006 or earlier if possible.
- c) The price shall be £97,500 (Ninety Seven Thousand, Five Hundred Pounds) which is the open market capital value.

- d) The sale is subject to the occupation of two residents within Leven Cottage.
- e) The sale is not subject to planning permission but the purchaser will conform to the development brief for this property.
- f) The purchaser's agent will be permitted to undertake ground investigation works in April 2006.
- g) The purchaser shall pay the Council's surveyors fee of £500 + VAT.
- h) The purchaser shall pay the Council's legal fees, expenses, outlays and VAT together with stamp duty and registration dues.
- i) The purchaser shall pay for a planning enquiry certificate, if required.

4. Financial Implications

- 4.1** The Council's General Services Capital Account will benefit from a receipt of £97,500.
- 4.2** If the existing residents opt to remain in the accommodation then the Department will meet the costs of their assessed need for care and support. This is likely to cost £20,000 per annum and can be addressed from existing budgets.

5. Recommendations

5.1 It is recommended that:-

- (a) the Director of Housing, Regeneration and Environmental Services be authorised to sell Leven Cottage, 52 Main Street, Alexandria to Cordale Housing Association Ltd on the terms and conditions stated in paragraph 3.3 of this report; and**
- (b) the Head of Legal and Administrative Services be authorised to conclude this transaction subject to such legal conditions as are considered appropriate.**

William W Clark
Acting Director of Social Work

David McMillan
Director of Housing, Regeneration
& Environmental Services

Date: 20 March 2006

Background Papers: Estates Section's File

Wards Affected: Ward 17

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