

Supplementary Agenda



Infrastructure, Regeneration and Economic Development Committee

Date: Wednesday, 12 May 2021

Time: 14:00

Format: Zoom Conference Call

Contact: Lynn Straker, Committee Officer
Email: lynn.straker@west-dunbarton.gov.uk

Dear Member

ITEMS TO FOLLOW

I refer to the agenda for the above meeting that was issued on 28 April 2021 and now enclose a copy of **Items 10, 11, 12, 13 and 14** which were not available for issue at that time.

Yours faithfully

JOYCE WHITE

Chief Executive

Note referred to:-

10 SALE OF SITE AT KILBOWIE ROUNDABOUT, CLYDEBANK (x - x)

Submit report by the Chief Officer - Supply, Distribution and Property recommending the sale of the site at Kilbowie Roundabout, Clydebank to Lidl Great Britain Limited.

11 SALE OF SITE AT BOWIE ROAD, LOMOND INDUSTRIAL ESTATE, ALEXANDRIA (x - x)

Submit report by the Chief Officer – Supply, Distribution and Property presenting proposal for the sale of site at Bowie Road, Lomond Industrial Estate, Alexandria.

12 SUB LEASE OF 2ND AND 3RD FLOORS, AURORA HOUSE, CLYDEBANK (x - x)

Submit report by the Chief Officer – Supply, Distribution and Property recommending the sublease of 2nd and 3rd Floor, Aurora House, Clydebank to NHS24.

13 PROPERTY AND LAND DISPOSAL STRATEGY 2021-2026 (x - x)

Submit report by the Chief Officer – Supply, Distribution and Property providing details of the Annual Disposal Strategy.

14 UPDATE ON CLYDE REGIONAL SHOPPING CENTRE (x - x)

Submit report by the Chief Officer – Supply, Distribution and Property providing an update on the activities of the Clyde Regional Shopping Centre.

Distribution:-

Councillor Iain McLaren (Chair)
Councillor Gail Casey
Councillor Karen Conaghan
Councillor Diane Docherty
Provost William Hendrie
Councillor Caroline McAllister
Councillor David McBride
Councillor Jonathan McColl
Councillor Marie McNair
Councillor John Mooney
Councillor Lawrence O'Neill
Councillor Martin Rooney

All other Councillors for information

Chief Executive
Chief Officer – Regulatory and Regeneration
Chief Officer – Supply, Distribution and Property
Chief Officer – Roads and Neighbourhood

Date of issue: 30 April 2021

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WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer – Supply, Distribution and Property

Infrastructure Regeneration and Economic Development Committee:

12 May 2021

Subject: Sale of Site at Kilbowie Roundabout, Clydebank

1. Purpose

- 1.1 The purpose of this report is to recommend to the Committee the sale of the above property to Lidl Great Britain Limited.

2. Recommendations

- 2.1 It is recommended that the Committee:

- (i) Approve the sale of the property to Lidl Great Britain Limited for a figure of One Million Six Hundred Thousand Pounds (£1,600,000) gross with a minimum purchase price of One Million Pounds (£1,000,000).
- (ii) Authorise the Chief Officer, Supply, Distribution and Property to conclude negotiations.
- (iii) Authorise the Chief Officer, Regulatory to complete the sale on such conditions as considered appropriate.

3. Background

- 3.1 The site is owned by West Dunbartonshire Council and sits to the south east of Kilbowie roundabout adjacent to the A82. The site extends to 5.17 acres or thereby.
- 3.2 The site was not marketed for sale and the current use is designated as a Park and Ride facility but is not well utilised.
- 3.3 Lidl approached the Council about the possibility of acquiring the site for the development of a foodstore with associated car parking although the site was not marketed for sale consultation took place with Roads and Neighbourhood to ascertain whether they were amenable to the disposal. They confirmed they had no issues due to the under utilisation but that an area should be retained for sustainable travel.

4. Main Issues

- 4.1 The property is not required by the Council for any operational purposes.

- 4.2 The proposed sale will provide a significant capital receipt to the Council. The agreed headline price is £1,600,000 less any abnormal site costs which have been capped at £600,000. Accordingly the Council is guaranteed to receive a minimum receipt of £1,000,000.
- 4.3 The proposed development will develop an area of land which is currently underutilised .
- 4.4. Following consultation with Chief Officer Roads and Neighbourhood an area will be reserved for parking for sustainable travel and this will be included within any legal agreement to be concluded.

5. People Implications

- 5.1 There are no significant people implications other than the resources required by the Asset Management and Legal Services to conclude the proposed transfer.

6. Financial and Procurement Implications

- 6.1 The Council will benefit from a capital receipt of at least £1,000,000.
- 6.2 The Council will no longer have to incur resources in managing and maintaining the site.
- 6.3 There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1 The deal is subject to legal and technical due diligence; the Purchasers Board approval, planning and licencing approval.
- 7.2 As with any deal of this nature there is a risk of the deal not proceeding due to issues which arise during the due diligence.

8. Environmental Sustainability

- 8.1 The land is contaminated and this will need to be taken into account in the design of the proposed development and appropriate measures put in place but this will be captured through the Planning Application process.

9. Equalities Impact Assessment (EIA)

- 9.1 An Equality Impact Assessment is not applicable.

10. Strategic Assessment

10.1 By agreeing to this proposal the Council will benefit in terms of receiving a significant capital receipt that can be used to further strategic objectives.

10.2 The proposed sale price of £1,600,000 headline is, we consider, a fair value for this site.

Angela Wilson

Chief Officer

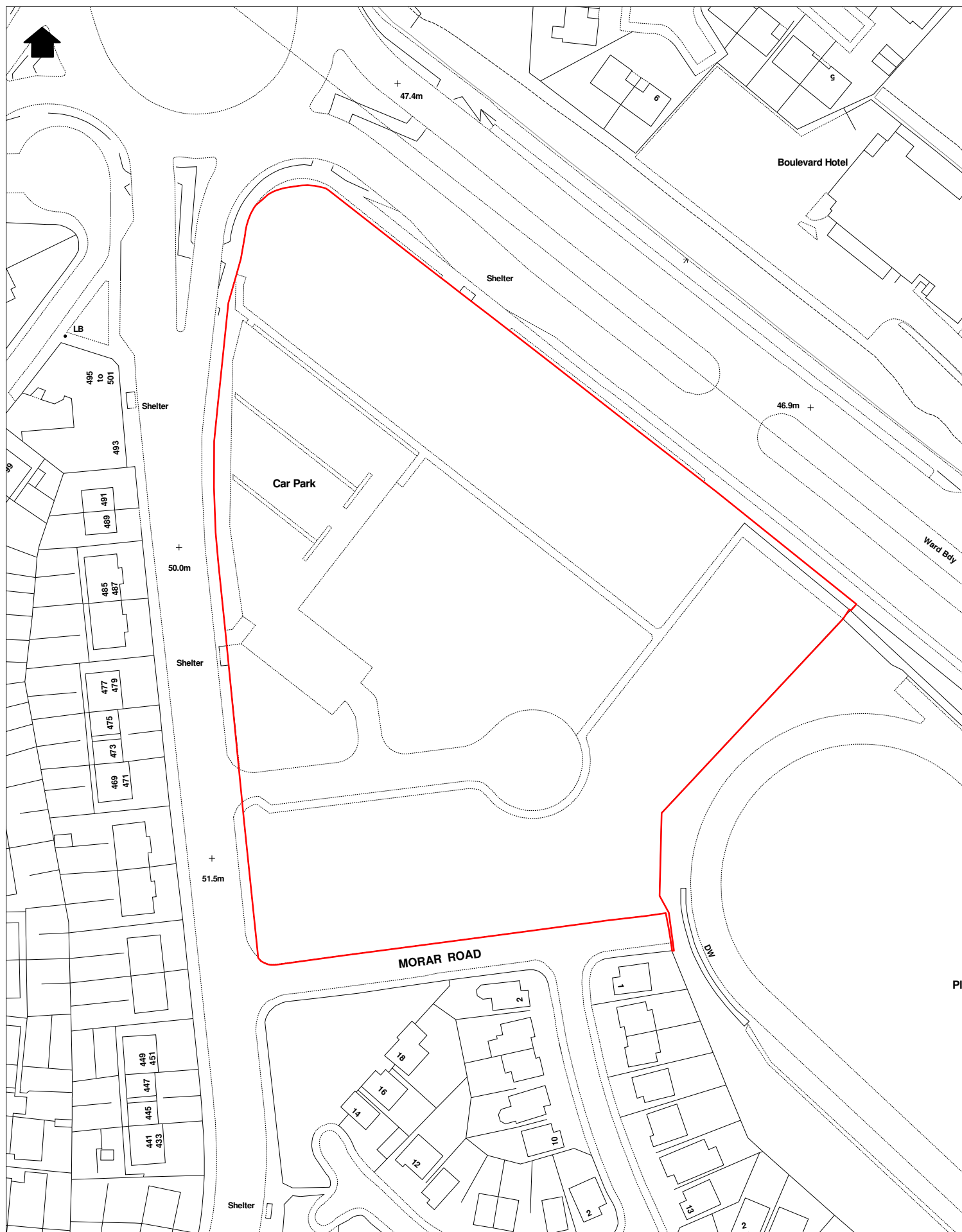
Date: 19 April 2021

Person to Contact: Michelle Lynn, Assets Co-ordinator, Council Offices,
Bridge Street, Dumbarton, G82 1NT. T:01389 776992
Email: michelle.lynn@west-dunbarton.gov.uk

Appendices: Appendix 1 – Site Plan.

Background Papers: None

Wards Affected: Ward 5



WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer – Supply, Distribution and Property

Infrastructure Regeneration and Economic Development Committee:

12 May 2021

Subject: Sale of Site at Bowie Road, Lomond Industrial Estate, Alexandria, G83 0TL

1. Purpose

- 1.1** The purpose of this report is to recommend to the Committee the disposal of the above property to the Loch Lomond Group.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Approve the sale of the property to Loch Lomond Group, Lomond Estate, Alexandria G83 0TL for a figure of Sixty Thousand Pounds (£60,000) Sterling.
- (ii) Authorise the Chief Officer, Supply, Distribution and Property to conclude negotiations.
- (iii) Authorise the Strategic Lead, Regulatory to complete the sale on such conditions as considered appropriate.

3. Background

- 3.1** The site is owned by West Dunbartonshire Council and sits between the Lomond Trade Centre (Council owned) and the Loch Lomond Group Distillery.
- 3.2** The site has access gates from Bowie Road but is currently unused and overgrown. There are numerous large trees on the site.
- 3.3** Loch Lomond Group have approached the Council as neighbouring landowners about the possibility of acquiring the site for use as car parking for distillery employees and visitors.

4. Main Issues

- 4.1** The property is not required by the Council for any operational purposes.

- 4.2 The proposed disposal would help a local business to continue to operate and expand with the resultant benefits for local employment and economic activity.
- 4.3 The expansion of car parking will allow the Loch Lomond Group to open a modest visitor centre which will showcase the Distillery and attract additional tourists to the area.
- 4.4. There have been sporadic issues in the past with fly-tipping and unauthorised use of the site by travellers. The sale of the site to Loch Lomond Group should resolve these issues.

5. People Implications

- 5.1 There are no significant people implications other than the resources required by the Asset Management and Legal Services to conclude the proposed transfer.

6. Financial and Procurement Implications

- 6.1 The Council will benefit from a capital receipt of £60,000.
- 6.2 The Council will no longer have to incur resources in dealing with anti-social activities on the site.
- 6.3 There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1 There is a risk that the Purchaser does not complete the deal in which case the status quo is maintained.

8. Environmental Sustainability

- 8.1 The intended use of the property is in line with the current designation of the area as commercial/ industrial and as such there are no negative environmental considerations associated with the proposal.

9. Equalities Impact Assessment (EIA)

- 9.1 An Equality Impact Assessment is not applicable.

10. Strategic Assessment

- 10.1 By agreeing to this proposal the Council will benefit in terms of receiving a capital receipt and that can be used to further strategic objectives.

10.2 Following assessment we believe the sale of the site to Loch Lomond Group will benefit a local based company and have the added benefit of attracting more visitors to the area.

Angela Wilson

Chief Officer

Date: 19 April 2021

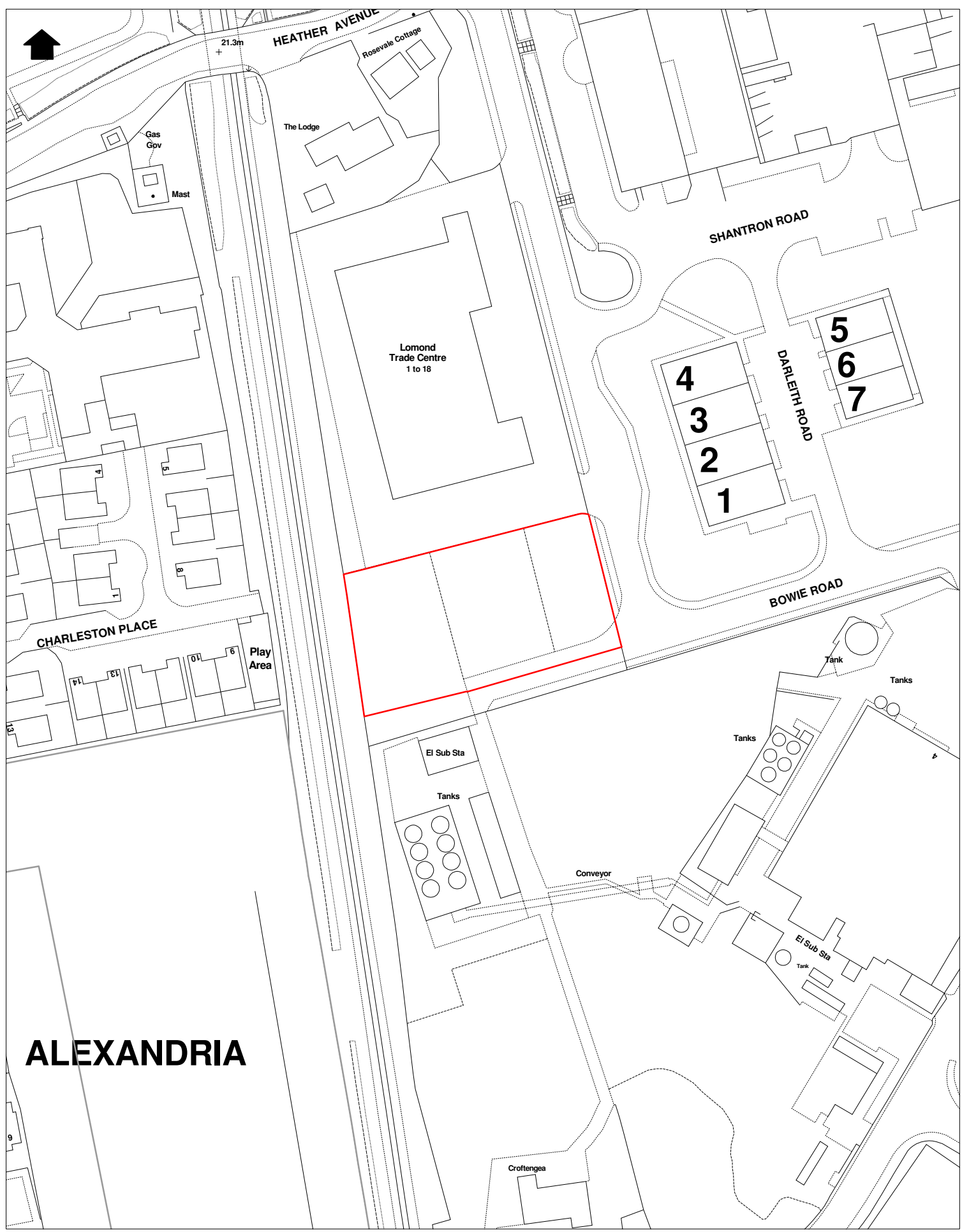
Person to Contact: J David Johnston, Estates Surveyor, Bridge Street,
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Appendices: Appendix 1 – Site Plan.

Background Papers: None

Wards Affected: Ward 2



WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer – Supply, Distribution and Property

Infrastructure Regeneration and Economic Development Committee:

12 May 2021

Subject: Sub lease of 2nd and 3rd Floors, Aurora House, Clydebank

1. Purpose

1.1 The purpose of this report is to recommend to the Committee the sublease of 2nd and 3rd Floor, Aurora House, Clydebank to NHS24.

2. Recommendations

2.1 It is recommended that the Committee:

- (i) Approve the proposal for a sub lease of 2nd and 3rd Floors, Aurora House, Clydebank to NHS24.
- (ii) Authorise the Chief Officer, Supply, Distribution and Property to conclude negotiations.
- (iii) Authorise the Chief Officer, Regulatory to complete the sale on such conditions as considered appropriate.

3. Background

3.1 Aurora House is currently leased to West Dunbartonshire Council by Clydebank Property Company.

3.2 The current lease comprises of ground and three upper floors and associated parking spaces.

4. Main Issues

4.1 West Dunbartonshire Council were approached by NHS24 following the expansion at the Golden Jubilee Hospital and Asset Management have been working with them to find alternative accommodation.

4.2 The proposed sub lease for the 2nd and 3rd Floor of Aurora will reduce running costs for the Council on an ongoing basis.

4.3 It is proposed that there will be two separate leases for the 2nd and 3rd Floor which will allow NHS24 flexibility for staff returning to office accommodation post COVID-19.

- 4.4 The lease for the 2nd Floor will be on a 5 year basis with the proposed Tenant benefitting from a break clause after the first 12 months but by serving a 12 months written notice.
- 4.5 The lease for the 3rd Floor will be on a 5 year basis with no break clause.
- 4.6 The proposed tenant will be responsible for payment of all utility costs relative to both floors with a service charge being payable for the communal areas.
- 4.7 The proposed tenant will benefit from a 5 months rent free period to allow an internal fit out to meet with their service requirements.
- 4.8 The proposed tenant will benefit the exclusive use of 20 parking spaces per sub lease.

5. People Implications

- 5.1 There are no significant people implications on this report other than the resources required by the Asset Management and Legal Services to conclude the proposed lease.
- 5.2 Additional people implications will be impacted as the office accommodation reduces in size but this will form part of future workstyle return and processes for wider return to office accommodation post COVID-19 restrictions.

6. Financial and Procurement Implications

- 6.1 The Council will benefit from reduced revenue outlays for non-occupation of these floor the value of which equates to around £200,000 per annum.
- 6.3 There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1 The deal is subject to legal and technical due diligence and NHS24 Ministerial approval.

8. Environmental Sustainability

- 8.1 An Environmental Sustainability is not applicable

9. Equalities Impact Assessment (EIA)

- 9.1 An Equality Impact Assessment is not applicable.

10. Strategic Assessment

- 10.1** By agreeing to this proposal the Council will benefit in terms of receiving a significant rental income.
- 10.2** The proposed sub lease ensures that jobs previously located at Golden Jubilee Hospital are retained within West Dunbartonshire Council.

Angela Wilson

Chief Officer

Date: 19 April 2021

Person to Contact: Michelle Lynn, Assets Co-ordinator, Council Offices,
Bridge Street, Dumbarton, G82 1NT. T:01389 776992
Email: michelle.lynn@west-dunbarton.gov.uk

Appendices: None

Background Papers: None

Wards Affected: Ward 6