

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

Notes referred to:-

10 SALE OF SITE AT KILBOWIE ROUNDABOUT, CLYDEBANK 131 - 134

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 135 - 138

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 139 - 142

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 143 - 156

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

14 UPDATE ON CLYDE REGIONAL SHOPPING CENTRE 157 - 159

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

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Appendices: Appendix 1 – Site Plan.

Background Papers: None

Wards Affected: Ward 5

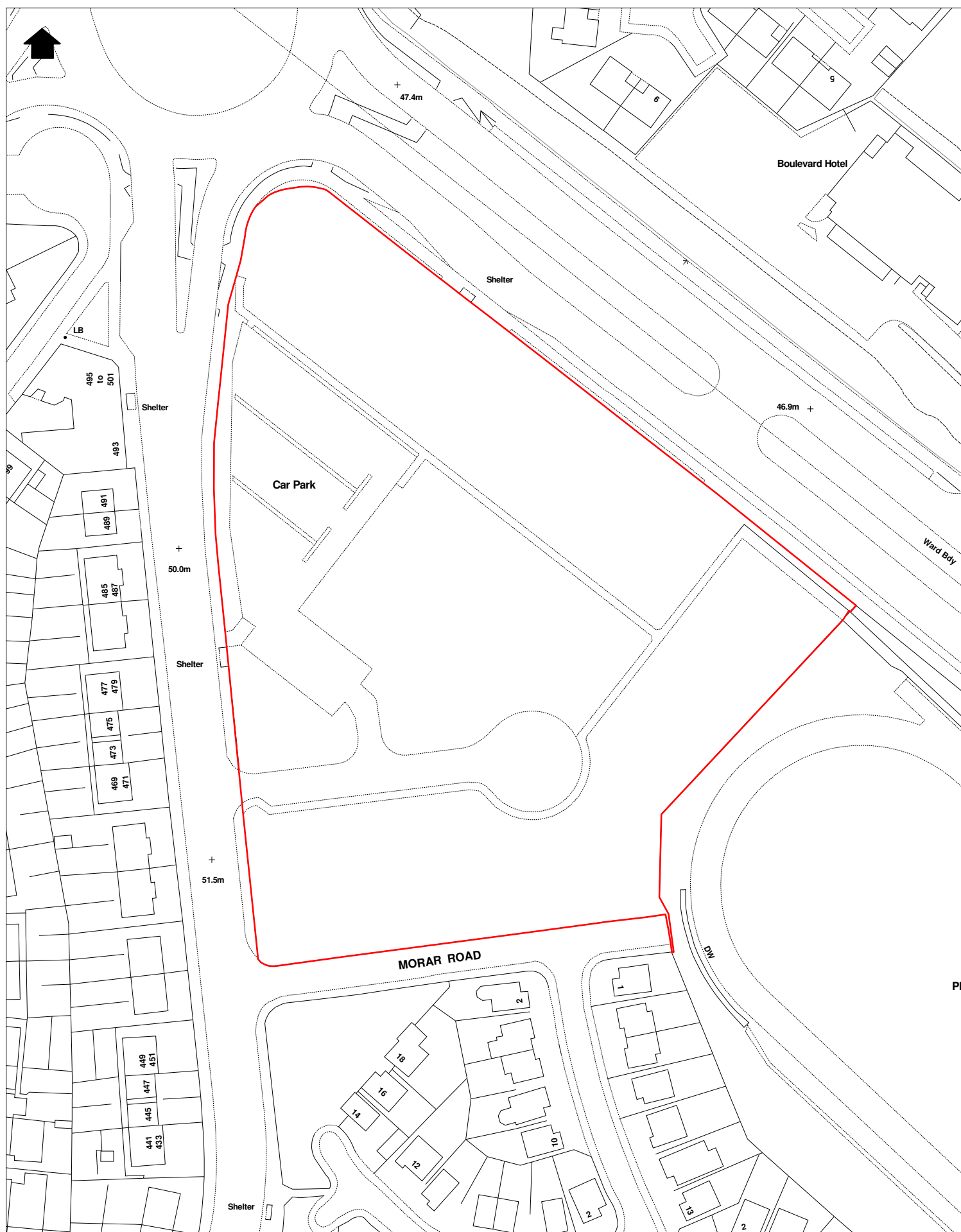
Map No : AM597

Map Ref : NS4971NE

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Date : 11/12/2020

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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 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

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Appendices: Appendix 1 – Site Plan.

Background Papers: None

Wards Affected: Ward 2

Map No : AM594

Map Ref : NS3980NW

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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: 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

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Appendices: None

Background Papers: None

Wards Affected: Ward 6

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer – Supply, Distribution and Property****Infrastructure Regeneration and Economic Development Committee:****12 May 2021**

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

- 1.1** The purpose of this report is to update Committee on the revised Property and Land Disposal Strategy 2021-2026.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Note the terms of the Report and approve the priorities and objectives set out in the Property and Land Disposal Strategy 2021-2026.
- (ii) Note that an update paper on progress of the Strategy will be provided to this Committee in the first quarter of each future year.

3. Background

- 3.1** The Strategy (Appendix 1) 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 overheads.
- 3.2** 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** Strategic Sites/ Rationalisation Programme

- 4.1.1** Over the past 5 years a number of key strategic sites have been available for disposal and going forward the Council may wish to develop some other sites not currently identified for commercial development and this Strategy will

enable us to look at sites to take to the market for future commercial development which are of a larger value.

4.2 Small Plot Disposals

- 4.2.1** The Council has continued to market small plots on an ad hoc basis. This Strategy allows us to bring additional sites to the market on an ongoing basis.

4.3 Community Empowerment (Scotland) Act – Asset Transfer

- 4.3.1** A report in respect of Community Empowerment (Scotland) Act – Asset Transfer was submitted to the Infrastructure Regeneration and Economic Development Committee on 15 March 2017. As part of this strategy we will continue to promote and assist Asset Transfer which will in turn reduce revenue liabilities for the Council.
- 4.4** The ongoing purpose of the Strategy is to set out the planned approach for Property and Land Asset Disposal that will, in turn, support the Council's approved Corporate Asset Management Strategy and Property Asset Management Plan.
- 4.5** Surplus property and land assets should contribute to the economic well-being of the area by, for example, increasing the supply of suitable houses in the area and / or assisting in reducing unemployment by making West Dunbartonshire an attractive place for business growth, employment creation and inward investment.

5. People Implications

- 5.1** There are no people implications with this report other than the resources required by the Asset Management and Legal Services to conclude any disposals arising from the implementation of the Strategy"

6. Financial and Procurement Implications

- 6.1** By pursuing and prioritising the disposal of sites, the Council are seeking to maximise capital receipts and improve opportunity for the economic regeneration of West Dunbartonshire.
- 6.2** The disposal of assets will allow savings attributed to vacant running costs and a reduction in the level of capital borrowing by the Council
- 6.3** In relation to the marketing of sites, if we require to use an agent their fees/marketing costs will be deducted from the capital receipt achieved. A considered approach to marketing to maximise value will be undertaken on a site by site basis.

6.4 Having a planned approach to property and land disposal will support the reduction in resources required to manage and maintain sites.

6.5 There are no procurement implications arising from this report.

7. Risk Analysis

7.1 It was not necessary to carry out a risk assessment on the proposal contained within the report. Any risk assessment will be undertaken on a site by site basis, if and when a report to Committee is required.

7.2 As part of the marketing strategy consideration will be given to the competing interests in the market to ensure that the properties we are disposing of are released at the appropriate time to ensure maximum value is achieved.

8. Environmental Sustainability

8.1 Any requirements would be taken into account in the future use of any disposed sites and 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 The release of development sites onto the market will contribute to the economic well-being of the area, the supply of housing, and increased employment. In turn this will make West Dunbartonshire a more attractive prospect for inward investment and assist in delivering a strong local economy and improved job opportunities

10.2 Through the Community Asset Transfer Policy and Procedures, the Council are seeking to encourage and enable community organisations to take on assets and provide services which will contribute to the overall benefit of the community assisting in delivering meaningful engagement with active, empowered and informed citizens who feel safe and engaged.

Angela Wilson

Chief Officer

Date: 30 April 2021

Person to Contact:

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Bridge Street, Dumbarton, G82 1NT. T:01389 776992

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Appendices: Appendix 1

Background Papers: None

Wards Affected: All

West Dunbartonshire Council
Property and Land Disposal
Strategy
2021 – 2026

Contents

1. Introduction
2. Aims
3. Review Process
4. Governance & Delivery
5. Conclusion
6. Current Sites

1. Introduction

- 1.1 West Dunbartonshire Council holds each of its assets as a resource to be used in the delivery of services and to support and contribute to its corporate objectives. This is the fundamental premise that underpins all the Council's actions in managing its assets.
- 1.2 The purpose of this document is to update on the previous Property and Land Asset Disposal Strategy that will, in turn, support the Council's approved Corporate Asset Management Strategy and Property Management Plan. From the acquisition of new assets, their operation throughout their lifetime, right the way through to their eventual disposal, the overall way in which the Council deploys and accounts for its assets can be tested against the contribution they make to the overall Council's strategic vision.
- 1.3 All assets of the Council must contribute to the Council's strategic priorities. ambitions. In particular property and land assets should contribute to the economic well-being of the area by increasing the supply of suitable houses in the area, assist in reducing unemployment by making West Dunbartonshire an attractive place for business and inward investment, thereby becoming the location of choice for businesses.
- 1.4 It is recognised that assets can make particular contributions in terms of:-
 - Optimising asset portfolios to meet changing service needs;
 - Stimulating the economic and physical regeneration of West Dunbartonshire through the release of key development sites onto the market;
 - Delivering financial benefits from savings in running costs and enhancing capital receipts;
 - Implementing corporate plans and strategies including Climate Change Strategy a Route Map for a Net Zero Future.
 - Acting as a catalyst for partnership working with other public service providers;
 - Supporting the development and role of the Third Sector to acquire assets and to provide key services within communities,

2. Aims

2.1 West Dunbartonshire Council has a statutory responsibility under the Local Government (Scotland) Act 1973, not to dispose of land “best that can be reasonably obtained”. Historically in order to comply with this obligation asset disposal was, in the majority of instances, to seek to obtain market value for all surplus assets. However in a time of changing market and economic conditions there are circumstances where greater value can be realised by looking at the overall economic benefit to the community rather than the simple financial consideration for the property or land asset. This would take the form of a detailed options appraisal where there were more than one competing interest in a site.

2.2 This approach aligns with the Council’s Strategic priorities. The ultimate aim is to release as many property and land assets in a prioritised basis that supports the Strategic priorities.

They have been prioritised into the following categories:

- Strategic Sites/larger site disposals - sites that could bring significant Economic Impact.
- Rationalisation Programme - Land and buildings that are to be disposed of as part of any future Council Rationalisation programme; and
- Commercial and Private Small Plots- Those with commercial and/or private benefit to interested parties
- Community Empowerment (Scotland) Act – Asset Transfer

2.3 Asset Management will:

- Enhance value wherever practicable and appropriate, and strive to maximise economic regeneration opportunities especially with strategic sites/larger site disposals by advertising on the open market to encourage competition from likely purchasers and setting a closing date for offers.
- Enhance value where practicable and appropriate, and strive to maximise economic regeneration opportunities when approached by prospective purchasers for large scale sites which may not have been marketed. Any such approach will be subject to approval by the Infrastructure Regeneration and Economic Development Committee based on a recommendation of best value to the Council
- Support the transfer of assets at less than market value to the Third Sector, where appropriate, in return for wider community benefits.
- Support the Asset Transfer under the Community Empowerment (Scotland) Act whether on a lease or sale basis.
- Generally recommending acceptance of the highest offer submitted in accordance with the above.
- Promote any possible lease/sale that may come about due to any unidentified sites which may arise due to future rationalisation project. where this cannot be dealt with under delegated authority, it would be subject to approval of the Infrastructure Regeneration and Economic Development Committee.

- Seeking approval of all potential disposals which cannot be dealt with under delegated authority, to the Infrastructure Regeneration and Economic Development Committee.
- Reporting in the second quarter of each year to the Infrastructure Regeneration and Economic Development Committee any disposals which have been dealt with under delegated authority.

2.4 Asset Management will:

- Review on an annual basis properties which are in poorly used, in poor condition and not fit for purpose and bring to the market for sale/lease.
- Pursue disposal options that will maximise the return to the Council where possible and appropriate this may be either disposal sites which are currently available for marketing or those sites which may be not be marketed but offers are received.
- Seek out more innovative methods to dispose of property. For example to examine the possibility of delayed payments for land purchases by housing developers, setting up joint venture Special Purpose Vehicles (SPV's), where appropriate, with private sector developers to unlock the latent value of the Councils assets.
- Deliver revenue savings to the Council through the prompt and successful disposal of property.
- Ensure the cost of managing the disposal process and surplus property portfolio remains competitive through benchmarking, market testing and regular review.
- Contribute to the economic development and regeneration aspirations of the Council and Strategic Partners.
- Only use an external agent where internal resources cannot deal with possible demand at the time or a greater economic benefit as been assessed can be gained by doing so.

3. Review Process

- 3.1 This Disposal Strategy 2021 – 2026 is a dynamic statement of how West Dunbartonshire Council expects to better manage the disposal of its property assets. The Asset Management Team will continually track and monitor the asset management landscape nationally. As such, it is intended that the Strategy will be reviewed annually and updated, where appropriate, to reflect emerging best practice, changing market conditions and any new statutory obligations including relevant legislation.
- 3.2 The Team are committed to ensure that the Disposal Strategy and approach to the disposal of all assets remains “fit for purpose” and ensuring best value is achieved with every disposal/lease transaction.
- 3.3 Currently there are a number of areas of asset management practice that will be assessed by the Team in terms of their potential implications for the disposal of assets by local authorities. These are:-
- The Scottish Futures Trust.
SFT lead on a number of reviews across a number of projects for Scottish Government based on strategic asset management planning and collaborative working across the public sector. These projects across Scotland will continue to be tracked by the Team for signs of emerging best practice and tangible benefits relating to possible disposal/lease opportunities.
 - Private Sector Developers
The Team will engage with private sector developers to ensure that they are fully aware of market conditions and discuss potential release of surplus assets and explore the best possible transfer or sale of the assets to contribute to the economic development and regeneration aspirations of the Council. Specifically, the Council supports the view that by adopting a more holistic approach to economic development and asset management it is more likely that demand, and returning commercial confidence, will be achieved.
 - Community Empowerment (Scotland) Act 2015.
The Team will work with colleagues to ensure that where appropriate community-led action for community ownership is viable. This will involve monitoring funding model available to assist community groups as ownership of land and buildings for community groups is a powerful tool for communities to drive change and achieve their own goals.
- 3.4 By developing the centrally recurring message that West Dunbartonshire is a key destination for a range of potential business sectors, the Council can draw upon the expertise that exists within its Economic Development, Planning, Roads Infrastructure and Property Services to ensure that key sites and properties are identified and readied for disposal, and redevelopment, in a coordinated and effective manner.

This can be achieved not only through the implementation of a measured and consistent approach to disposals but also one which will allow the Council to react quickly and positively to any opportunities that may arise but through collaboration.

4. Governance and Delivery

- 4.1 The delivery of the asset management agenda within West Dunbartonshire Council is undertaken by the Corporate Asset Management Team, under the direction of the Corporate Asset Manager.
- 4.2 The Corporate Asset Management Team, in turn, is supported by the Strategic Asset Management Group. This Group is chaired by the Chief Officer Supply, Distribution and Property. Its role is to ensure that the Corporate Asset Management Strategy, and all asset management activities that flow from it, will remain effective and progressive.
- 4.3 The Strategic Asset Management Group has the responsibility to consult with, and make recommendations to, Elected Members.
- 4.4 A decision to dispose of any significant property and land asset will be based on a recommendation from Council officers and be taken by the Infrastructure Regeneration and Economic Development Committee once declared surplus by the appropriate service.

5. Conclusion

- 5.1 The economic pressures facing the public sector at this present time will continue to present all local authorities with significant financial challenges for the foreseeable future.
- 5.2 An imperative to continue re-focussing and refreshing a Corporate Asset Management Strategy to meet these challenges is recognised, as is the key role that an effective Disposals Strategy has to play in this process.
- 5.3 West Dunbartonshire Councils' Asset Disposal Strategy 2021-26 will provide an improved platform from which Council officers and Elected Members can make informed and effective decisions in respect of Council property that will also support the Councils' Strategic Ambition and Direction.

6. Current Sites

Planned Sale Site	Expected Receipt 2021/22	Expected Receipt 2022/23	Expected Receipt 2023/24	Expected Receipt 2024/25	Expected Receipt 2025/26
25 Douglas Street	Expected				
Land at Leven Street, Alexandria	Expected				
Council Offices, Church Street, Alexandria	Expected				
322B Dumbarton Road, Old Kilpatrick	Expected				
Former ATC, Auchentoshan Estate	Expected				
Garshake Road	Expected				
OLSP	Expected				
Heather Avenue, Alexandria	Expected				
Crosslet House	Expected				
Site at 193 Dumbarton Road, Clydebank	Expected				
102 Main Street, Alexandria (upper floors)	Expected				
Dalreoch Care Home, Dumbarton	Expected				

Planned Sale Site	Expected Receipt 2021/22	Expected Receipt 2022/23	Expected Receipt 2023/24	Expected Receipt 2024/25	Expected Receipt 2025/26
Boquanrahan House, Clydebank	Expected				
Queen Mary	Expected				
Frank Downie, Clydebank	Expected				
Playdrome Plot 1		Expected			
Playdrome Plot 2		Expected			
Playdrome Plot 3		Expected			
World of Golf		Expected			
Land at St James Retail Park (Part 1)		Expected			
Land at St James Retail Park (Part 2)		Expected			
Queens Quay				Expected	

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer – Supply, Distribution and Property

Infrastructure Regeneration and Economic Development Committee:

12 May 2021

Subject: Update on Clyde Regional Shopping Centre

1. Purpose

- 1.1** The purpose of this report is to update Committee on the activities of the Clyde Regional Shopping Centre.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Note the terms of the Report and authorises Chief Officer, Supply, Distribution and Property to negotiate terms of a possible purchase of the leasehold interest subject to a final report to be submitted at a future Infrastructure Regeneration and Economic Development Committee.

3. Background

- 3.1** Clyde Regional Shopping Centre is a key retail and leisure destination service the West of Scotland. The Centre has over 555,000 sq. ft of retail and leisure space. The Centre comprises of over 120 retail units, a 10 screen cinema and a parking provision for 2,500 vehicles.
- 3.2** The first phase of the centre opened in 1978 with extensions in 1980, 1987 and 2003. The original phase was comprehensively refurbished in 2003. The strong mix of retail and leisure units are anchored by Asda, Empire Cinema, Wilko, Primark, TJ Hughes and Dunelm.
- 3.3** Currently it has a low vacancy rate and recent letting activity highlights strong occupational demand with annual footfall of approximately 10 million visitors and a weekly footfall of almost 200,000 visitors.
- 3.4** The Property is held on five separate ground leases from West Dunbartonshire Council Expiring November 2103. The leases benefit from a tenant's option to extend to 16 August 2151.

- 3.5** Currently WDC receive payment in respect of the ground rent payable is higher of £1.00 per annum, or 19.43% of net rental income payable quarterly in arrears.
- 3.6** The tenant benefits from a pre-emption right in the event that landlord wishes to dispose of their heritable interest.
- 3.7** The current leasehold was purchased by Cerberus in 2015 and is operated by Managing Agents Edinburgh House Ltd.

4. Main Issues

- 4.1** Officers were asked by elected members to explore the possible opportunity of acquiring the long leasehold interest. If the Council were to acquire the leasehold interest this would simplify the ownership structure and assume better short term and long term control over the Centre.
- 4.2** A number of other councils in England & Wales have utilised this structure to take control of a declining shopping centre within their town centres in order to proactively transform and re-energise their town centre.
- 4.3** By acquiring the leasehold interest this would allow direct ownership to
- adopt an active approach to managing the asset to arrest the decline in income.
 - Include the Centre in part of a wider town centre regeneration plan.
 - actively influence the repositioning of parts of the centre by increasing the leisure and food and beverage provision, redevelopment or use other asset management initiatives to re-energise the Centre.
 - assess and influence medium/long term proposals for (re)development in the Clydebank Town Centre along with other council assets.
- 4.4** Currently WDC has little ability to influence the trajectory of the Centre.
- 4.5** Officers have reviewed a number of financial options for acquiring the leasehold interest and seek Committee approval to proceed to formally note interest with the agents acting for the owners and engage with a consultant to progress negotiations. Such consultant will be appointed in line with Corporate Procurement regulations.

5. People Implications

- 5.1** There are no significant people implications as a result of this Report.

6. Financial and Procurement Implications

6.1 There are no significant financial implications arising from this report.

6.2 There are no procurement implications arising from this report.

7. Risk Analysis

7.1 It was not necessary to carry out a risk assessment on the proposal contained within the report.

8. Environmental Sustainability

8.1 Any requirements would be taken into account in the future use of any disposed sites and 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 A full Strategic Assessment was not required for this Report but will be included in any future assessment.

Angela Wilson

Chief Officer

Date: 19 April 2021

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Appendices: None

Background Papers: None

Wards Affected: 5 and 6