

HOUSING, ENVIRONMENT AND ECONOMIC DEVELOPMENT COMMITTEE

At a Special Meeting of the Housing, Environment & Economic Development Committee held Meeting Room 3, Council Offices, Garshake Road, Dumbarton on Tuesday, 29 March 2011 at 10.00 a.m.

Present: Councillors Jim Bolla, Jim Brown, Geoff Calvert, Gail Casey, William Hendrie, Jonathan McColl, Jim McElhill, Craig McLaughlin, and William McLaughlin.

Attending: Elaine Melrose, Executive Director of Housing, Environmental and Economic Development; Ronald Dinnie, Head of Neighbourhood Services; Jim McAloon, Head of Regeneration and Economic Development; Helen Turley, Head of Housing and Community Safety; Stuart Gibson, Estates Surveyor; Sally Michael, Principal Solicitor; and Craig Stewart, Committee Officer, Legal, Administrative and Regulatory Services.

Apologies: Apologies for absence were intimated on behalf of Councillors Gail Casey and John Millar.

Councillor William Hendrie in the Chair

DECLARATION OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

REGENERATION AREAS: PROPOSED DISPOSAL OF VACANT COUNCIL OWNED LAND AT TURNBERRY PLACE, CASTLEHILL

A report was submitted by the Executive Director of Housing, Environmental and Economic Development seeking approval to dispose of a site at Turnberry Place, Castlehill to Dunbritton Housing Association at a lower valuation price than previously agreed at Committee on 3 June 2009 to enable the provision of 13 new supply social rented homes.

After discussion, the Committee agreed:-

- (1) to sell the land at Turnberry Place to Dunbritton Housing Association for £32,500 subject to the following conditions:

- (a) Dunbritton Housing Association would, as soon as reasonably possible, commence to build new affordable housing on the site;
 - (b) West Dunbartonshire Council would secure 100% nomination rights in perpetuity for the new supply social housing to be developed on the Turnberry Place site with priority being given, in the first instance, for reprovisioning of tenants in the Kyle/Carrick Terrace area to support wider regeneration plans;
 - (c) Dunbritton Housing Association would be responsible for meeting the Council's legal and Estates fees, expenses and outlays together with Stamp and Registration dues and any associated VAT; and
 - (d) Any disposal secured the appropriate consent of Scottish Ministers; and
- (2) that the Head of Legal, Administrative and Regulatory Services be authorised to conclude the transaction subject to such legal conditions that are considered appropriate.

PROPOSED SALE OF KIPPEN DAIRY SITE, MAIN STREET, ALEXANDRIA TO CORDALE HOUSING ASSOCIATION LIMITED

A report was submitted by the Executive Director of Housing, Environmental and Economic Development informing on the progress in negotiating the sale of the Kippen Dairy site to Cordale Housing Association Limited (CHA) and seeking approval to sell the Kippen Dairy site to CHA.

After discussion and having heard the Executive Director of Housing, Environmental and Economic Development in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) that the Executive Director of Housing, Environmental and Economic Development be authorised to conclude negotiations with Cordale Housing Association Limited at a price of £459,000 despite planning consent not having yet been secured, subject to the condition that Cordale Housing Association would be responsible for meeting the Council's legal and estates fees, expenses and outlays, together with stamp and registration dues and any associated VAT;
- (2) that the Executive Director of Housing, Environmental and Economic Development be authorised where necessary to repay to Cordale Housing Association Limited an amount not exceeding £55,500 should gas capping, Vibro improvement or inert capping be required to the garden ground areas as provided for following the Site Investigation; and

- (3) that the Head of Legal, Administrative and Regulatory Services be authorised to conclude the transaction subject to such legal conditions that are considered appropriate.

The meeting closed at 10.15 a.m.