

# WEST DUNBARTONSHIRE COUNCIL

## Report by Strategic Lead, Regeneration

### Infrastructure Regeneration and Economic Development Committee: 20 November 2019

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**Subject: Sale of 19 Church Street, Alexandria G83**

#### **1. Purpose**

**1.1** The purpose of this report is to advise the Committee on the outcome of the marketing of the property at 19 Church Street, Alexandria. The report details the offers received and seeks Committee approval to conclude disposal of the property.

#### **2. Recommendations**

**2.1** It is recommended that the Committee:

- (i) Approve the disposal of the property at 19 Church Street, Alexandria for a consideration of a gross purchase price of £70,000 (Seventy Thousand Pounds) to Spatial Property 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 property was previously used by the Council for operational office uses. The upper floors have been vacant since June, 2018.

**3.2** The property is no longer required by the Council for operational purposes.

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

**4.1** The property is not required by the Council for any operational purpose and is therefore regarded as surplus.

**4.2** Retention of the property will cost the Council in terms of security and utility charges in the short to medium term.

**4.3** The property was marketed between August 2018 and September 2019, sales particulars (Appendix 1) were uploaded onto various property websites,

including the Council's own website. An e-mailing campaign was undertaken to a comprehensive list of property agents, developers, solicitors and property companies. A "For Sale" signs were also erected at prominent positions on the front and side of the building. Finally, the availability of the property was circulated on social media.

**4.6** A closing date was set for offers of 26 September 2019 at which one offer was received at the price of £70,000.

**4.7** The sale will result in a capital receipt for the Council of £70,000

**4.8** The offer is from Spatial Property Ltd and they have a small business centre in Renfrew (Anderson Business Centre) and their plan is to form a business hub containing a mix of offices of various sizes. They are hoping that a flexible approach may attract smaller local business, community type users, etc. to the space.

## **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 disposal.

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

**6.1** The financial implications are that the Council will receive a capital receipt of £70,000 and will save on ongoing utility charges of approximately £1,000 per annum and £20,000 per annum in rates.

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

## **7. Risk Analysis**

**7.1** The offer from Spatial Property Ltd is conditional upon them receiving a satisfactory survey report which will be obtained with 5 days of receipt of acceptance. A time limit of 4 months will be imposed for settlement of this transaction.

**7.2** There is clearly a risk that the purchasers do not proceed with the acquisition due to factors which may arise out of their due diligence in which case we would require to re-market the property for sale.

## **8. Environmental Sustainability**

**8.1** The Strategic Environmental Assessment legislation will be considered and taken into account as part of the planning application assessment

## **9 Equalities Impact Assessment (EIA)**

**9.1** An Equality Impact Screening did not indicate any further action required

## **10. Consultation**

**10.1** Consultations have been undertaken with Legal in relation to the proposed disposal.

**10.2** Wider consultation will take place during the Planning Application process.

## **11. Strategic Assessment**

**11.1** By agreeing to this proposal the Council will assist in the provision of an exclusive required service solely for residents of West Dunbartonshire.

**11.2** A prominent town centre building will be refurbished and brought into beneficial use for the benefit of the community.

### **Jim McAloon**

Strategic Lead, Regeneration

Date: 13 November 2019

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

**Background Papers:** None

**Wards Affected:** Ward 2