

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