

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Executive Director of Housing, Environmental and Economic Development**

**Housing, Environment and Economic Development Committee:  
2 February 2011**

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**Subject: Former Scout Hall, 104 East Barns Street, Clydebank**

#### **1. Purpose**

- 1.1** The purpose of this report is to update the Committee following the Community consultation exercise undertaken by the Estates Section. This was subsequent to the Education & Lifelong Learning Committee declaring the property surplus to operational requirements on 20 October 2010, and seeking authorisation to sell the property.

#### **2. Background**

- 2.1** The ground was previously leased by the Council to the 3<sup>rd</sup> Clydebank Scout Group from 1988. The Scout Group has now disbanded and terminated their lease with the Council in writing on 2 August 2010.
- 2.2** Other Departments of the Council had been advised of the availability of the property. As no written notes of interest had been received the Education & Lifelong Learning Committee declared the property surplus to operational requirements on 20 October 2010. The Executive Director of HEED was instructed to seek expressions of interest in the property from appropriate community groups/ organisations.
- 2.3** The Estates Section wrote to and advised 108 community groups and organisations of the property's availability. Two notes of interest were received from, Clydebank (G81) Community Trust who have applied to Glasgow Airport Flightpath Fund for financial assistance to retain the property for community use, and His Family Church, Dumbarton to build a new church for their use.

#### **3. Main Issues**

- 3.1** The property is not required for Council purposes.
- 3.2** Retention of these premises will incur on-going costs in respect of security, building insurance, management time, and empty rates.
- 3.3** There has been an expression of interest from two community groups/ organisation who are interested in purchasing the property and their uses would be compatible with the West Dunbartonshire Finalised Local Plan.

- 3.4** The property is situated in an area allocated for residential use in the West Dunbartonshire Local Plan and could alternatively be sold for this use subject to planning consent for a change of use.

#### **4. People Implications**

- 4.1** There are no other significant people implications from this proposal other than the resources required by the Estates Section of HEED and Legal Services to negotiate and formalise terms.

#### **5. Financial Implications**

- 5.1** The expected receipt is now forecast within the Capital Plan for 2011/2012 and estimated at £20,000 following a sale on the open market. However there is the possibility that any offers received at a limited tender closing date may result in offers being received below this level. Appendix 1 to this report provides guidance on the Disposal of Land by Local Authorities at less than market value, from the Head of Legal Services.
- 5.2** Community groups may be dependant on grant funding from the Council and other sources.

#### **6. Risk Analysis**

- 6.1** There is a risk of vandalism to this vacant property with already one attempt having been made to gain access to the premises.

#### **7. Equalities Impact**

- 7.1** No significant issues were identified in a screening for potential equality impact in this report.

#### **8. Conclusions and Recommendations**

- 8.1** It has been established that there is interest in the property and that it could be offered for sale to the community groups/organisations on a limited basis with an early tender date. Alternatively it could be offered for sale on the open market subject to planning consent for change of use.

- 8.2** It is recommended that the Committee agree that:

- (a) the Executive Director of Housing, Environmental and Economic Development be authorised to offer the property to the two community groups/organisations; Clydebank (G81) Community Trust and His Family Church, Dumbarton, subject to a closing date, and to receiving terms for the purchase of the property.
- (b) any subsequent sale of the property be to a party who has no outstanding financial obligations to the Council.

- (c) following the closing date the Executive Director of Housing, Environmental and Economic development will report on the matter to the Housing, Environmental and Economic Development Committee for Members consideration.

**Elaine Melrose**  
**Executive Director of Housing, Environmental and Economic Development**  
**Date: 10 January 2011**

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**Person to Contact:** Stuart Gibson - Estates Surveyor, Estates Section, Council Offices, Garshake Road, Dumbarton G82 3PU, telephone: 01387 737157, e-mail: [stuart.gibson@west-dunbarton.gov.uk](mailto:stuart.gibson@west-dunbarton.gov.uk)

**Appendix 1:** Briefing Note to Members - Disposal of Land by Local Authorities, dated 6 May 2010

**Background Papers:** Report by the Executive Director of Educational Services to Education & Lifelong Learning Committee on 25 October 2010

**Wards Affected:** 6