

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer: Resources****Infrastructure Regeneration and Economic Development Committee:****6 November 2024**

Subject: Sale of Clydebank East Community Centre, 50 North Elgin Street, Clydebank G81 1AJ**1. Purpose**

- 1.1** The purpose of this report is to seek Committee approval for West Dunbartonshire Council (the Council) to dispose of former Clydebank East Community Centre (the property) to IA Real Estate Limited.

2. Recommendations

- 2.1** It is recommended that the Committee:
- (i) Approves the disposal of the former Clydebank East Community Centre to IA Real Estate Limited for a figure of £150,000.
 - (ii) Authorises the Chief Officer Resources to conclude negotiations.
 - (iii) Authorises the Chief Officer Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

3. Background

- 3.1** The property is wholly owned by the Council and is surplus to operational requirements

4. Main Issues

- 4.1** The property is not required by the Council for any operational purpose.
- 4.2** The property was extensively marketed For Sale between May and October 2024. Marketing Details were prepared (Appendix 1).
- 4.3** The availability of the property was listed on the Council's website and a For Sale board erected at the property.
- 4.4** A closing date was set for receipt of informal offers on 18 October 2024. Four bids were received, three of which were offers to purchase, ranging from £40,000 to £150,000.

- 4.5** Following officer assessment, the £150,000 offer from IA Real Estate Limited for commercial use of the property is considered the most attractive.
- 4.6** As well as the three offers to purchase, a further offer/bid was received from a local community group in the form of Community Asset Transfer (CAT) request. Their request is to lease, as opposed to purchasing the property. Consequently, no price, nor indeed any rental offer, was included with this proposal.
- 4.7** The second highest monetary bid, offering a purchase price of £100,000, also proposes a community-based use. However, this is a significantly lower proposed purchase figure than the highest offer of £150,000.
- 4.8** The IA Real Estate Limited offer is subject to standard commercial conditions. The proposed purchaser has indicated they wish to take entry to the property as soon as possible and we anticipate this to be by end November if approved. The prospective purchaser intends to convert and thereafter use the property as a retail unit.
- 4.9** The prospective purchaser intends to convert and thereafter use the property as a retail unit and will therefore require a change of use application to planning authority but the offer is not subject to this approval being granted.

5. People Implications

- 5.1** There are no significant people implications other than the resources required by legal services and asset management to negotiate missives and conclude the transaction.

6. Financial and Procurement Implications

- 6.1** The Council will benefit from a capital receipt of £150,000.
- 6.2** The Council will no longer have to incur resources in managing and maintaining the property including utility costs.
- 6.3** There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1** The disposal is subject to legal due diligence. There is a risk of the sale not proceeding due to any issues emerging during the due diligence process.

8. Environmental Sustainability

- 8.1** The development of the Property will require to be in line with current building and environmental standards.

9. Equalities Impact Assessment (EIA)

9.1 An Equality Impact Assessment is not applicable for the purpose of this report.

10. Consultation

10.1 Consultations have been undertaken with Regulatory Services and Planning.

11. Strategic Assessment

11.1 By agreeing to this proposal the Council will benefit in terms of receiving a capital receipt and removing a revenue liability from the Council's asset portfolio.

11.2 By agreeing to this proposal this will be contributing to the Council's strategic priority for a strong local economy and improved job opportunities.

Laurence Slavin
Chief Officer: Resources
Date: 21 October 2024

Person to Contact: Michelle Lynn, Asset Manager
Email: michelle.lynn@west-dunbarton.gov.uk

Craig Maxwell, Estates Surveyor.
Email: craig.maxwell@west-dunbarton.gov.uk

Appendices: Appendix 1 – Marketing Details.

Background Papers: None

Wards Affected: Ward 6