

WEST DUNBARTONSHIRE COUNCIL

Report by the Chief Officer - Supply, Distribution & Property

Infrastructure, Regeneration & Economic Development Committee

15 September 2021

Subject: Sale of 31-35 Queen Mary Avenue, Clydebank

1. Purpose

1.1 The purpose of this report is to advise the Committee on the outcome of the marketing of 31-35 Queen Mary Avenue, Clydebank. The report details the offer received and seeks Committee approval to conclude disposal of the site.

2. Recommendations

2.1 It is recommended that the Committee:

- (i) Approve the disposal of 31- 35 Queen Mary Avenue, Clydebank for a consideration of £265,000 (Two Hundred and Sixty Five Thousand Pounds) to Property Scotland Limited.
- (ii) Authorise the Chief Officer, Supply, Property and Distribution to conclude negotiations.
- (iii) Authorise the Chief Officer, Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

3. Background

3.1 The site for disposal is the former day care centre and café know as Queen Mary Day Care Centre and Answer Café.

3.2 The Council has undertaken an exercise to rationalise the care homes within the Clydebank area to provide a more suitable and fit for purpose provision for local residents. This resulted in a new care home being approved for Clydebank and the subsequent closures of

- Mount Pleasant Care Home.
- Boquhanran House Care Home.
- Frank Downie Care and Day Care Centre.
- Queen Mary Day Care Centre.

3.3 The new build Care Home was completed in December 2020 and clearance of the sites not already disposed of was completed by Health & Social Care Partnership early 2021 with the former day care centre continuing to be utilised by Health & Social Care Partnership due to COVID restrictions.

4. Main Issues

- 4.1** A marketing campaign commenced in April 2021 by our nominated agent and a closing date being set in June 2021
- 4.2** The site was extensively marketed; sales particulars (Appendix 1) were uploaded onto various property websites, including the Council's own website. Regular e-mail's were undertaken to our nominated agent's comprehensive list of property agents, developers, housing associations and property companies. A "For Sale" sign was also erected at a prominent location on site.
- 4.3** At the closing date, 12 offers to purchase were received from developers with the highest £265,000 (Two Hundred and Sixty Five Thousand Pounds) being recommended for acceptance.
- 4.4** Property Scotland Limited currently intend to retain the property for multi use as a judo club, gym and café.
- 4.5** The offer is not subject to any suspensive conditions and therefore we believe it has less risk associated with it and there is a greater likelihood of the disposal being concluded within a short timeframe.

5. People Implications

- 5.1** There are no People implications.

6. Financial and Procurement Implications

- 6.1** The financial implications of the proposed sale is a capital receipt to the Council of £265,000.
- 6.2** There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1** There is clearly a risk that the purchasers do not proceed with the acquisition for a variety of reasons, but the offer from Property Scotland Limited is not subject to any conditions other than them being satisfied on the Title.
- 7.2** We would intend to impose a quick timescale on the preferred buyer to conclude a missive and complete the purchase.

8. Environmental Sustainability

- 8.1** Any future development of the sites will require that SEA legislation will be considered and taken into account as part of any planning application assessment.

9. Equalities Impact Assessment (EIA)

- 9.1** An Equality Impact Screening did not indicate any further action required in relation to this transaction.

10. Consultation

- 10.1** Consultations have been undertaken with Finance and Regulatory however wider consultation will take place during any Planning Application process.

11. Strategic Assessment

- 11.1** By agreeing to this sale the Council will realise a capital receipt whilst delivering on the wider rationalisation strategy for the Council and delivering on the Council's strategic priority for a strong local economy and improved job opportunities

Angela Wilson
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Date: 23 August 2021

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Appendices: Appendix 1 – Schedule of Particulars

Background Papers: None

Wards Affected: Ward 5