

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
Chief Officer, Supply, Distribution and Property
Date: 23 August 2021

Person to Contact: Michelle Lynn, Assets Co-ordinator, Council Offices,
Bridge Street, Dumbarton G82 1NT, T: 01389 776992,
Email: michelle.lynn@west-dunbarton.gov.uk

Appendices: Appendix 1 – Schedule of Particulars

Background Papers: None

Wards Affected: Ward 5