

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

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**Subject: Sale of Former Dalmuir Library, 2 Lennox Place, Dalmuir G81 4LX****1. Purpose**

- 1.1** The purpose of this report is to seek Committee approval for West Dunbartonshire Council (the Council) to dispose of the former Dalmuir Library (the property) to The Redeemed Christian Church of God Light House for All Nations, Glasgow.

**2. Recommendations**

- 2.1** It is recommended that the Committee:

- (i) Approves the disposal of the former Dalmuir Library to The Redeemed Christian Church of God Light House for All Nations, Glasgow 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 was declared 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 marketed For Sale between July and October 2024. Marketing Details were prepared (Appendix 1).
- 4.3** The availability of the property was listed on the Council's website and social media and a For Sale board erected at the property.
- 4.4** A closing date was set for receipt of offers of 18 October 2024. Four offers were received ranging from £20,000 to £150,000 with the £150,000 offer from The Redeemed Christian Church of God Light House for All Nations, Glasgow

(Charity Number SC044286) considered to be the most attractive, following an officer assessment.

- 4.5 The offer from the preferred bidder is subject to standard commercial conditions and is suspensive only on them obtaining suitable financing. They have cash funding available up to £100,000 and require a loan to fund the remaining £50,000 of the purchase price.
- 4.6 The prospective purchaser intends to use the property for church services and community outreach initiatives and have provided a detailed note of previous activities.

## **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

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**Appendices:** Appendix 1 – Marketing Details

**Background Papers:** None

**Wards Affected:** Ward 6