

WEST DUNBARTONSHIRE COUNCIL

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

Housing, Environment and Economic Development: 8 June 2011

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 HEED Committee decision of 2 February 2011 to offer the property at a Closing Date to the two community groups/organisations; Clydebank (G81) Community Trust and His Family Church, Dumbarton, and to now seek authorisation to sell the property subject to conditions.

2. Background

- 2.1** The Assets & Estates Section had previously written 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 Flight path Fund for financial assistance to retain the property for community use, and His Family Church, Dumbarton to build a new church for their use.
- 2.2** Following the Committee decision of 2 February 2011 the Assets & Estates Section set a formal closing date of 8 April 2011 at 12 noon for the receipt of formal offers.
- 2.3** At the Closing Date an offer was received from Clydebank (G81) Community Trust. (the Trust).

3. Main Issues

- 3.1** An informal offer of purchase was received from Clydebank (G81) Community Trust at £20,000 payable on or before 31 March 2014, with the Trust occupying the property in the intervening period on a lease at a peppercorn rent.
- 3.2** The Trust has recently applied for Charitable Status and it intends to: "increase the social, economic and human capital of the people of Clydebank through the promotion of locally based projects and initiatives aimed at improving health and wellbeing."
- 3.3** The Trust intends to raise approximately £100,000 during its first year to secure the property and undertake a refurbishment programme in the order of £79,500 to return it to a good state of repair.

- 3.4 The Trust believe that they have the personnel involved at Trustee level that can deliver the funding and the project having been involved in fundraising for the Boyle Street street-scaping project and the Whitecrook Park ball courts refurbishment where a total of £274,000 was raised . This will be through external funding routes that are not available to the statutory or private sectors.
- 3.5 The core activities within the centre will include; community room hire, health and wellbeing activities, out of school care provision and community café.
- 3.6 The Trust has also confirmed that they are not indebted to West Dunbartonshire Council and, nor do not require funding for the project from West Dunbartonshire Council.
- 3.7 The Trust also intends to create volunteering opportunities from the Clydebank Community generally and to create 3 full time jobs in time.
- 3.8 An option appraisal has been undertaken by officers of this proposal and scored 265 out of a possible 500.
- 3.9 Copies of the submission document are submitted as Appendix 1 to this report

4. People Implications

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

5. Financial Implications

- 5.1 An expected receipt was forecast within the Capital Plan for 2011/2012 and estimated at £20,000 following a sale on the open market. It is now anticipated that the receipt will be received in the 2013/14 financial year.
- 5.2 Community groups may be dependant on Council funding.

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, Health & Human Rights Impact Assessment (EIA)

- 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 a viable interest in the property and that it could be sold to Clydebank (G81) Community Trust with an absolute end stop date of 31 March 2014 on the basis of a 3 year lease at a peppercorn rent with the purchase price of £20,000 paid in full by the end stop date, failing which the property should be returned to the Council for sale on the open market.
- 8.2** It is recommended that:
- (i) the Executive Director of Housing, Environmental and Economic Development be authorised to conclude negotiations with Clydebank (G81) Community Trust on the basis of a 3year lease at an annual rental of £1.00 if asked for the period expiring on 31 March 2014 with the trust having the option to purchase the property at the price of £20,000 at anytime up to and including that date.
 - (ii) the Executive Director of Housing, Environmental and Economic Development agrees terms for the recovery of the property should the terms of item (a) above not be concluded the their satisfaction and thereafter the property be marketed on the open market.
 - (iii) the Head of Legal, Administrative and Regulatory Services be authorised to conclude the transaction subject to such legal conditions that are considered appropriate.

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Date: 9 May 2011

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Appendix: Appendix 1 - Copy of the submission by Clydebank (G81) Community Trust

Background Papers: Report by the Executive Director of Housing, Environmental and Economic Development to Committee on 2 February 2011

Wards Affected: 6