

WEST DUNBARTONSHIRE COUNCIL

Report by Chief Officer – Supply, Distribution and Property

Special Infrastructure Regeneration and Economic Development Committee

10 June 2021

Subject: Sale of Site at Leven Street, Alexandria G83 0SR

1. Purpose

1.1 The purpose of this report is to recommend to the Committee the sale of the above property to Grants Vehicle Repairs Ltd for a figure of £100,000 exclusive of VAT. The report seeks Committee approval to conclude the sale of the property at this figure.

2. Recommendations

2.1 It is recommended that the Committee:

- (i) Approve the sale of the property to Grants Vehicle Repairs Ltd, 8 Leven Street, Alexandria G83 0SR for a figure of One Hundred Thousand Pounds exclusive of VAT.
- (ii) Authorise the Chief Officer, Supply, Distribution and Property to conclude negotiations.
- (iii) Authorise the Strategic Lead, Regulatory to complete the sale on such conditions as considered appropriate.

3. Background

3.1 The property was acquired by Dumbarton District Council in two separate transactions in 1968 and 1971.

3.2 The property was used as a public car park but in recent years has been used in an unofficial capacity by Grants Vehicle Repairs Ltd as an overspill car park in relation to their business at 8 Leven Street, Alexandria which is diagonally opposite the subjects.

3.3 Grants Vehicle Repairs Ltd has approached the Council about the possibility of acquiring the site for use as overspill car parking.

4. Main Issues

4.1 The property is not required by the Council for any operational purposes which was ascertained following consultation with Roads, Housing and Greenspace.

- 4.2 The proposed sale of the site would save the Council money in terms of ongoing maintenance and upkeep.
- 4.3 The agreed price of £100,000 has been independently verified by the District Valuer as representing a fair price for the site.
- 4.4 The proposed sale would help a local business to continue to operate from a site in Alexandria with the resultant benefits for local employment and economic activity.
- 4.5 It will be a condition of the sale that the site can only ever be used for car parking.

5. People Implications

- 5.1 There are no significant people implications other than the resources required by the Asset Management and Legal Services to conclude the proposed transfer.

6. Financial and Procurement Implications

- 6.1 The financial implications are that the Council will no longer have to pay ground maintenance costs.
- 6.2 The Council will benefit from a capital receipt of One Hundred Thousand Pounds Sterling (£100,000).
- 6.3 There are no procurement implications arising from this report.

7. Risk Analysis

- 7.1 There is a risk that the Purchaser does not complete the deal in which case the status quo is maintained.

8. Environmental Sustainability

- 8.1 The intended use of the property is in line with the current use as car parking and as such there are no negative environmental considerations associated with the proposal.

9. Equalities Impact Assessment (EIA)

- 9.1 An Equality Impact Assessment is not applicable.

10. Consultation

- 10.1** Consultation has been undertaken with Legal in relation to the proposed disposal. It has been confirmed that there are no restrictions or burdens in the Title which would prevent a sale.
- 10.2** Extensive consultations have also been undertaken with colleagues in Roads, Planning and Greenspace.

11. Strategic Assessment

- 11.1** By agreeing to this proposal the Council will benefit in terms of receiving a capital receipt and that can be used to further strategic objectives.
- 11.2** We believe the sale of the site to Grants Vehicle Repairs Ltd will benefit a local company and encourage them to remain at this location within Alexandria and retain jobs within the area.

Angela Wilson

Chief Officer

Date: 19 May 2021

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Appendices: Appendix 1 – Site Plan.

Background Papers: None

Wards Affected: Ward 2