

**WEST DUNBARTONSHIRE COUNCIL**

**Report by Strategic Lead, Regeneration**

**Infrastructure Regeneration and Economic Development Committee:  
20 November 2019**

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**Subject: Purchase of Former Janitors House, Main Street, Renton  
G82 4NA**

**1. Purpose**

- 1.1** The purpose of this report is to recommend to the Committee the purchase of the former Janitors house at the junction of Station Street Road and Main Street (B857) , Renton. The report details the background and reasons for the proposed acquisition; the price provisionally agreed with the owners and seeks Committee approval to conclude the purchase of the property.

**2. Recommendations**

- 2.1** It is recommended that the Committee:

- (i) Approve the purchase of the property for a consideration of a gross purchase price of £102,000 (One Hundred and Two Thousand Pounds).
- (ii) Authorise the Strategic Lead, Regeneration to conclude negotiations.
- (iii) Authorise the Strategic Lead, Regulatory to conclude the transaction on such conditions as considered appropriate.

**3. Background**

- 3.1** This property was the former janitors house for Renton Primary School which was sold to the current owners.
- 3.2** The subject property is ideally required as part of the redevelopment of the current school to create the new Renton School Campus. The acquisition of the property would be beneficial in allowing additional space for car parking and landscaping in connection with the new development.
- 3.3** The current owners were approached and indicated that it would suit their personal circumstances to move from the property at the current time.
- 3.4** An independent valuation was commissioned which valued the property at £100,000 (One Hundred Thousand Pounds).

#### **4. Main Issues**

- 4.1 It would be beneficial for the Council to acquire this property in order that the site can be incorporated into the overall design and layout of the new Renton School Campus.
- 4.2 The current owners of the property are amenable to selling their interest in the property and moving.
- 4.3 The property has been independently valued and a purchase price agreed which takes account both of the value of the property; the Vendors moving costs and the disruption associated with them moving house.
- 4.4 The purchase will result in a capital cost for the Council of £102,000 which is being funded from the capital project for new build Renton Campus.

#### **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 acquisition

#### **6. Financial and Procurement Implications**

- 6.1 The financial implications are that the Council will incur a capital expense of £102,000 from the capital funding for new build Renton Campus.
- 6.3 There are no procurement implications arising from this report.

#### **7. Risk Analysis**

- 7.1 Given that the intention is to demolish the property to incorporate the site into the larger redevelopment on Renton School Campus, there is not considered to be any significant risk associated with this purchase.

#### **8. Environmental Sustainability**

- 8.1 The Strategic Environmental Assessment legislation will be considered and taken into account as part of the larger redevelopment of Renton School Campus.

#### **9 Equalities Impact Assessment (EIA)**

- 9.1 An Equality Impact Screening did not indicate any further action required

#### **10. Consultation**

- 10.1** Consultations have been undertaken with Legal in relation to the proposed acquisition.
- 10.2** Wider consultation will take place during the Planning Application process for the School Campus redevelopment.

**11. Strategic Assessment**

- 11.1** By agreeing to this proposal the Council will assist in the provision of a state of the art primary school and early learning centre for the for residents of West Dunbartonshire.

**Jim McAloon**  
Strategic Lead, Regeneration  
Date: 28 October 2019

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**Appendices:** Appendix 1 – Site Plan.

**Background Papers:** None

**Wards Affected:** Ward 2