

WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead, Regeneration

Infrastructure Regeneration and Economic Development Committee: 20 November 2019

Subject: Transfer of Ownership of former Police Box, 118A Main Street, Bonhill G83 0NZ

1. Purpose

- 1.1** The purpose of this report is to recommend to the Committee the transfer of the ownership of the above property to Vale of Leven Trust (Charity Number : (SC 047591) under the Community Asset Transfer legislation. The report seeks Committee approval to conclude the transfer of the property.

2. Recommendations

- 2.1** It is recommended that the Committee:

- (i) Approve the transfer in the ownership of the property to Vale of Leven Trust (Charity Number : (SC 047591).
- (ii) Authorise the Strategic Lead, Regeneration to conclude negotiations.
- (iii) Authorise the Strategic Lead, Regulatory to complete the transfer on such conditions as considered appropriate.

3. Background

- 3.1** The property was transferred to the County Council of Dunbartonshire by the Dunbartonshire Joint Police Committee in 1968 as it was no longer operational as a Police Box and is referred to as both 118A Main Street, Bonhill and 124 Main Street, Bonhill (Appendix 1).
- 3.2** The property was leased by the Council over the years to several different commercial tenants. The last tenant used the building as a workshop in connection with his computer services business. This lease terminated in 2013 and since then the property has been vacant and unused.
- 3.3** The condition of the property has deteriorated over the past few years and whilst it is structurally sound , it would require significant capital expenditure to put it into an acceptable condition whereby it could be let.
- 3.4** Vale of Leven Trust have applied to take ownership of the property via the Community Asset Transfer legislation. The Trust intent to refurbish the building and use it as a cycle storage and repair station (Appendix 2). The

intention is that the building would be a hub from which members of the public could hire bikes to cycle along the cycle paths alongside the River Leven and beyond.

4. Main Issues

- 4.1 The property is not required by the Council for any operational purposes.
- 4.2 The property is in a poor state of repair and would require significant capital expenditure.
- 4.3 The proposed transfer of the building to Vale of Leven Trust will result in the building being refurbished and brought back into a positive use which will be a benefit for the community.

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 utility charges in connection with the building of approximately £200 per annum and £330 per annum on non domestic rates.
- 6.2 The Council will avoid having to incur capital expenditure in maintaining and /or upgrading the building.

7. Risk Analysis

- 7.1 There is a risk that the Trust do not receive the necessary funding to allow them to proceed with their plans for the renovation and future use oif the building.

8. Environmental Sustainability

- 8.1 The intended use of the property for a bike store is positive. 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 Consultations have been undertaken with Legal in relation to the proposed disposal.

11. Strategic Assessment

11.1 By agreeing to this proposal the Council will benefit in terms of removing a negative revenue stream.

11.2 We believe the transfer of the site to the Vale of Leven Trust will allow them to invest in the property, upgrade the building and bring it into a social use which will be to the benefit to the residents and visitors of West Dunbartonshire.

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Date: 28 October 2019

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Appendices: Appendix 1 – Site Layout Plan
Appendix 2- Information on intended use.

Background Papers: None

Wards Affected: Ward 2