



Argyll and Bute Council
Comhairle Earra-Ghàidheal Agus Bhòid

Customer Services
Executive Director: Douglas Hendry

Kilmory, Lochgilphead, PA31 8RT
Tel: 01546 602127 Fax: 01546 604435
DX 599700 LOCHGILPHEAD
15 March 2018

SUPPLEMENTARY PACK

HELENSBURGH & LOMOND AREA COMMITTEE - MARRIAGE ROOM, HELENSBURGH & LOMOND CIVIC CENTRE on THURSDAY, 22 MARCH 2018 at 9:30 AM.

I refer to the above meeting and enclose herewith agenda item 10 (Property Update) which was marked on the main agenda pack as “to follow”.

Douglas Hendry
Executive Director of Customer Services

“TO FOLLOW” ITEM

- 10. PROPERTY UPDATE** (Pages 3 - 6)
Report by Property Development Manager

HELENSBURGH & LOMOND AREA COMMITTEE

Councillor Lorna Douglas	Councillor George Freeman
Councillor Graham Hardie	Councillor David Kinniburgh
Councillor Barbara Morgan (Vice-Chair)	
Councillor Aileen Morton	Councillor Ellen Morton (Chair)
Councillor Gary Mulvaney	Councillor Iain Paterson
Councillor Richard Trail	
Shona Barton, Area Committee Manager (Clerk)	

Contact: Danielle Finlay, Senior Area Committee Assistant - 01436657646

This page is intentionally left blank

ARGYLL AND BUTE COUNCIL**Helensburgh and Lomond Area Committee****CUSTOMER SERVICES****22nd March 2018****PROPERTY UPDATE**

1.0 EXECUTIVE SUMMARY

1.1 The purpose of this report is to provide members with an update on the development and sale of properties in the Helensburgh and Lomond Area.

RECOMMENDATIONS

1.2 That members consider and note the position as outlined in respect of the various properties.

2.0 INTRODUCTION

- 2.1 The purpose of this report is to provide members with an update on the development and sale of properties in the Helensburgh and Lomond Area.

3.0 RECOMMENDATIONS

- 3.1 That members consider and note the position as outlined in respect of the various properties.

4.0 DETAIL

The following properties have now been **sold**:-

- Old School House (Rainbow Centre), School Road, Kilcreggan
- Unit 2 Ferry Road, Rosneath (Needle and Anchor)
- Former Marriage Rooms, 25 West King Street, Helensburgh
- Scotcourt House, James Street, Helensburgh
- Former Hermitage Academy, Colgrain, Helensburgh

The following properties have now had a **licence agreed**:-

- Retail Shop, 52 Sinclair Street, Helensburgh (Gordons Chemist Shop)
- Kirkmichael Centre, Buchanan Street, Helensburgh (Argyll College)

The following properties have been **acquired** for operational purposes:-

- 1 West Clyde Street, Former Mariners, Public House

The following properties are **under offer**:-

52 Sinclair Street – Gordons Chemist Store Room

- 1.2 The premises at 52A Sinclair Street are currently under lease to Gordon's Chemist and is used as a retail shop. 52 Sinclair Street is a former office space next door to number 52A but is not currently linked to the shop. Gordons wish to use 52 to allow them greater storage facilities.
- 1.3 Gordon's have been permitted a temporary licence to occupy number 52 and are currently using this part of the building for business storage. A new overall lease is currently being prepared to include 52 and 52A and planning permission has been approved to erect a new staff link corridor at the rear of both properties.

- 1.4 Lease terms are at a progressed stage and both parties have expressed a desire to conclude a contract as soon as possible and work is ongoing with Gordon's and their agents to achieve that.

1 East Princes Street / 48,50 Sinclair Street (former Municipal Buildings)

- 1.5 The property is currently under offer with Peckham's. All contractual matters have been addressed to mutual satisfaction. The offer from Peckham's is subject to the purchaser obtaining a liquor licence, planning permission, and building warrant. A provisional licence has been issued and planning permission has been approved.
- 1.6. The building warrant application and fire strategy submission was finally received by Building Standards on the 26th February 2018 and aligns with the various structural, fire and noise amendments that have been required to show compliance with the Technical Handbook. The submission was forwarded for consultation with Glasgow Caledonian University (GCU) as of that date. The applicant has taken longer to submit the fire strategy than anticipated in part due to the number of specialised structural and fire safety consultant involved with the project. This will be a multi-use building including; residential accommodation, in a style similar to bed and breakfast, a bar, a restaurant and retail / deli floor space, all within a Listed Building that contains a number of unique rooms and spaces (such as the former Courtroom and Cells). Consultation with GCU is a recent requirement due to the specialised nature and complexity of the building, there has been pre-submission dialogue with them and we would not expect material changes to be required. We are targeting to conclude this transaction no later than April 2018.
- 1.7 A number of items of civic furniture that were surplus to requirements following the sale of the Marriage rooms and pending sale of the Municipal buildings have been purchased by Peckhams we understand they shall be re-conditioning them for use within their new restaurant and dining area which they have programmed to open in Summer 2018 as first phase of their development.

Unit 1 Ferry Road Rosneath

- 1.8 The sale of Unit 1 is progressing. A number of matters have been addressed with the purchaser. The Council considers there to be no impediment to the sale of Unit 1 to the current occupier.
- 1.9 Estates are liaising with Governance and Law to bring matters to an early conclusion and the prospective purchaser is being required, within a specified timescale, to conclude matters one way or another.
- 1.10 Property Development and Estates have also asked the known users of the storage container situated in the rear car park to remove it. The contact has confirmed that they are investigating opportunities to relocate the container as well as long term permanent storage for it.

Blairvadach, Shandon by Helensburgh – Offers under consideration

- 1.11 Blairvadach is large former Council Office building and substantial estate grounds. The property is allocated for Housing for 115 units and has been marketed as a development opportunity for over a year by selling agents

Ballantynes. The building has featured in 'The Mail on Sunday' as building of the week and was advertised in publication Commercial Property Monthly (May 2017).

1.12 A closing date for the sale of the property was set for the 4th August and offers / expressions of interest were received and considered in liaison with the Council's selling agents. The property is fairly challenging to develop due to the sloping topography, presence of the listed building and large number of units involved / phasing. This is reflected in the offers that have been received which require detailed analysis in terms of the deliverability of scheme, capital receipt, certainty and phasing of payments. The Council is engaging with a preferred purchaser to clarify these matters. It is likely that any sale shall be predicated on achieving planning permission and other consents which shall take several months to conclude.

Hermitage Park Depot, Sinclair Street – For Sale

1.13 This amenity services depot and associated workshop, cottage and greenhouse adjacent to Hermitage Park was vacated in 2017 and has been declared surplus to operational requirements. The site is being fully marketed as a development site with potential for residential or commercial development. The site is being promoted on the Council's website, in commercial magazines and 'For Sale' signs have been erected on the site. A viewings day was held in October and was also very successful.

1.14 A closing date has been set for the 29th March 2018 and early indication is that several offers are likely to be made.

5. IMPLICATIONS

5.1 The implications are as outlined in the table below.

Table 4.1: Implications	
Policy	None
Financial	Continue to pursue sale or lease of properties that shall generate financial income to Council
Legal	All property transactions are being progressed with close liaison between the PDET and legal services.
HR	None
Equalities	None
Risk	None
Customer Service	None

Douglas Hendry, Executive Director of Customer Services,

6th March 2018

For further information contact:

David Logan, Special Projects and Quality Improvement Manager, 01546 604322
 Ross McLaughlin, Property Development Manager, 01436 658 914