

**FORMER MARINERS SITE, HELENSBURGH PIER**

---

**1.0 EXECUTIVE SUMMARY**

- 1.1 The purpose of this paper is to update Members in relation to the proposed exchange of ground at the former Mariners site, the Pier, Helensburgh.
- 1.2 Additional information was sought by Facility Services – Estates in relation to land sizes with a view to commissioning a firm of specialist surveyors to prepare valuations for both sites. The agent acting for the developer has however advised that as a result of a change in property management within the Plc, the Helensburgh Pier development has been put on hold and unless a turnaround is decided, the development may now not go ahead.
- 1.3 It is being recommended that the Committee notes the contents of the report.

---

**FORMER MARINERS SITE, HELENSBURGH PIER**

---

**2. INTRODUCTION**

- 2.1 The purpose of this paper is to update Members in relation to a proposed exchange of ground at the former Mariners site, the Pier, Helensburgh.

**3. RECOMMENDATIONS**

- 3.1 That the Committee notes the contents of this report.

**4. DETAIL**

- 4.1 The Helensburgh and Lomond Area Committee considered a report by the Executive Director of Development and Infrastructure Services on 8<sup>th</sup> September 2015 to a proposed land swap at Helensburgh Pier. Member's agreed to the following recommendation at that meeting:

Approve the conveying the land owned by the Council and required by the developer in exchange for receiving from the owner/developer of the land of comparable value and use to the Council. Subject to the Council's Estate Section agreeing terms and conditions

- 4.2 Following the Area Committee's decision, additional information was sought by Facility Services – Estates in relation to land sizes with a view to commissioning a firm of specialist surveyors to prepare valuations.
- 4.3 The developer's agent has however advised that as a result of a change in property management within the Plc, the Helensburgh Pier development has been put on hold and unless a turnaround is decided, the development may now not go ahead.
- 4.4 Consequently, in the absence of a detailed plan, it has not been possible to commission valuations of both sites. Should the developer approach the Council in the future however with a view to resurrecting their plans of a land swap and, subject to a detailed plan being provided, it is proposed that valuations are obtained.
- 4.5 It is understood that some Members raised concerns about non-compliance with a previous Audit recommendation that Members are advised of both the marketing valuation and the Asset Register value for assets when they are

evaluating offer bids. This non-compliance was reported to the Audit Committee by the Chief Internal Auditor on 25<sup>th</sup> September 2015.

- 4.6 In this regard, Strategic Finance has advised that the Asset Register lists land at Helensburgh Pier as a capital project under construction. The value noted within the Asset Register is £110,859.88.

## 5. CONCLUSION

- 5.1 In the absence of any detailed plan showing the two areas of ground to be “swapped”, it has not been possible for Facility Services – Estates to commission specialist surveyors to value ground at Helensburgh Pier.

Should discussions regarding the conveyance of ground at Helensburgh Pier be resurrected in the future then it is proposed that valuations of the two areas are obtained.

## 6. IMPLICATIONS

- 6.1 The implications for the Helensburgh and Lomond Area Committee are as outlined in the table below.

| <b>Table 6.1: Implications for the Helensburgh and Lomond Area Committee</b> |      |
|--|------|
| <b>Policy</b>  | None |
| <b>Financial</b>   | None |
| <b>Legal</b>   | None |
| <b>HR</b>  | None |
| <b>Equalities</b>  | None |
| <b>Risk</b>  | None |
| <b>Customer Service</b>  | None |

Executive Director of Customer Services  
18<sup>th</sup> November 2015

### **For further information contact:**

Caroline Sheen, Estates Surveyor, tel: 01436 658967