
Ganavan Public Convenience

1.0 EXECUTIVE SUMMARY

- 1.1 Ganavan and Ganavan Bay are situated approximately a mile and a half north of Oban. The location benefits from a sandy beach, a surface level car park and a public convenience. The car park provides direct access to the national cycle network with route 78 connecting with the car park, the entrance to the cycle route being marked with a piece of public art. There is also a sports field adjacent which is used for shinty. Ganavan is accessed by a local road from Corran Halls/Esplanade roundabout. The access road is partly developed on the landward (east) side with the sea to the west. There is a footway along much of the road but this is not continuous due, in part, to rock outcrops which reduce the available road corridor and also limiting forward visibility.
- 1.2 Ganavan is a popular location for kayakers, cyclists, walkers, dog walkers and individuals who visit just to enjoy this spectacular coastal location which benefits from views to Lismore, Mull and beyond.
- 1.3 There have been 2 unsolicited expressions of interest received seeking to lease and manage the public convenience along with additional land to enable a development to be progressed. Whilst the development concept has not been fully worked up it is understood that the interested parties propose to include an eatery, public toilets and possibly changing facilities for the various sporting activities associated with the area. In order for the council to progress with the site and realise the potential benefit there are a number of site checks that need to be progressed including checks to title(s), availability and capacity of utilities (sewerage, water, electricity etc), planning and licencing requirements etc.
- 1.4 It is proposed that subject to the necessary site checks that the site is marketed as a development opportunity. The council can then decide, depending on any offers, to either lease the site or progress an alternative model.

RECOMMENDATIONS

- 1.5 That the Committee notes the report in respect of the public convenience and adjacent land at Ganavan, Oban.

Ganavan Public Convenience

2.0 INTRODUCTION

- 2.1 This report advises Members of the current position in respect of unsolicited expressions of interest for a lease of the public convenience and adjacent land at Ganavan, Oban.

3.0 RECOMMENDATIONS

- 3.1 That the Committee notes the report in respect of the public convenience and adjacent land at Ganavan, Oban.

4.0 DETAIL

- 4.1 Ganavan and Ganavan Bay are situated approximately a mile and a half north of Oban. The location benefits from a sandy beach, a surface level car park and a public convenience. The car park provides direct access to the national cycle network with route 78 connecting with the car park, the entrance to the cycle route being marked with a piece of public art. There is also a sports field adjacent which is used for shinty. Ganavan is accessed by a local road from Corran Halls/Esplanade roundabout. The access road is partly developed on the landward (east) side with the sea to the west. There is a footway along much of the road but this is not continuous due, in part, to rock outcrops which reduce the available road corridor and also limit forward visibility.
- 4.2 The Council has received two unsolicited expressions of interest in relation to the lease of the public conveniences and adjacent area at Ganava, Oban. Appendix 1 details the site and indicates the public convenience and additional land. The Ganavan public conveniences are owned and managed by Argyll and Bute Council.
- 4.3 The Council is unable to progress with the unsolicited expressions of interest as there has been no exposure to the market to ensure that the council receives good value should it decide to progress with a lease arrangement.
- 4.4 At the meeting of 13th January 2016, the Area Committee Business Day agreed in principle for officers to progress with the marketing of the Ganavan public convenience and adjacent land as a development opportunity for long term lease. The marketing being carried out by advertisement on the open market. The two parties, who have expressed an interest, will be required to re-submit their interests through the formal process.

- 4.5 The advertisement of a lease is subject to enquiries being satisfactory concluded (land title checks, provisions utility checks, outline planning requirements etc).
- 4.6 On receipt of any formal offers the council would be able to determine to formally progress with a lease subject to the necessary permissions being obtained, or not.
- 4.7 As an alternative, depending on any offers received, the Council may decide to progress the development of the site as an investment opportunity. This option would see the council develop the site and lease out a built facility. This would be subject to a detailed business case being developed that could demonstrate a rate of return capable of servicing any development costs and providing a return to the council.

5.0 CONCLUSION

- 5.1 This report advises Members of the current position in respect of unsolicited expressions of interest for a lease of the public convenience and adjacent land at Ganavan, Oban.
- 5.2 This report also details the necessary checks that will need to be completed to ensure that a competent lease proposal can be progressed and to ensure that any bidders receive sufficient information to allow them to submit competent bids.
- 5.3 This report also considers an alternative. The alternative being the council developing a facility for lease, subject to a business case proving this route being financially viable.

6.0 IMPLICATIONS

- 6.1 Policy: any new facility would need to be fully DDA compliant.
- 6.2 Financial: Potential for increase in income. Potential for investment opportunity.
- 6.3 Legal: title and planning requirements to be met.
- 6.4 HR: N/A
- 6.5 Equalities: Provides opportunities for all.
- 6.6 Risk: Short term reduction in car park revenue during development phase. Securing an attractive long term lease agreement.
- 6.7 Customer Service: N/A

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