
ARGYLL AND BUTE COUNCIL

Helensburgh and Lomond Area Committee

CUSTOMER SERVICES

21st December 2017

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

Updates on the 11 properties are as follows:-

Old School House (Rainbow Centre), School Road, Kilcreggan - Sold

- 1.1 Sale completed on 15th September 2017. New owner is converting the former school into residential accommodation.

Unit 2 Ferry Road Rosneath – Sold

- 1.2 Sale completed on 6th September 2017. New owner bringing back into retail use and opened as Needle and Anchor.

Former Marriage Rooms, 25 West King Street – Sold

- 1.3 The sale completed on 27th October. New owner is currently refurbishing for office use.

Scotcourt House, James Street Helensburgh – Sold

- 1.4 Sale completed on 21st September. New owner is currently renovating and converting into martial arts centre and refurbished offices.

Former Hermitage Academy, Colgrain – Sold

- 1.5 The site of the former Hermitage Academy has now been sold to housebuilder Taylor Wimpey. The sale completed on 24th November and development work has now commence to deliver 95 new homes.

52 + 52A Sinclair Street – Under Offer

- 1.6 The premises at 52A Sinclair Street are currently under lease to Gordon's Chemist. Originally they requested to acquire this shop and the office next door at 52 Sinclair Street to allow them greater storage facilities. Gordon's have now requested a new lease of 52A/52 Sinclair Street instead.

- 1.7 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 lease is currently being prepared to include 52 and 52A.
- 1.8 Missives are at a progressed stage and both parties have expressed a desire to conclude a contract as soon as possible. The new lease will include a condition that the tenant undertakes to complete the outstanding repairs to the Firehose Tower that the tenant is responsible for under the current lease within a specified timescale. The council will grant a renunciation of the existing lease once such an undertaking is secured.

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

- 1.9 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. In regard to the liquor licence, they have been granted a provisional licence at the April 2017 Licensing Board. Whilst a licence confirmation (full licence) has not yet been applied for this is a delegated matter and can be processed in a matter of days. Planning permission was also granted in November 2016. The building warrant is the only outstanding matter and we have confirmed that Peckham's take possession of the building 28 days after issue of the warrant.
- 1.10 The building warrant has now been submitted but a number of amendments are required to meet Council and Scottish Fire and Rescue Service requirements. Once a new design and drawings have been provided a final consultation is required with a specialised fire consultant due to the age and complexity of the building. We anticipate this transaction will conclude in December 2017 or January 2018. We will continue to liaise closely with the purchaser.
- 1.11 It is noteworthy that an auction / sale of 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 took place in early November. The sale included a number of historic chairs, tables, bookcases and other sundry items. Peckhams have purchased a number of items and shall be re-conditioning them for use within their new restaurant and dining area which they have programmed to open in May 2018 as first phase of their development.

Unit 1 Ferry Road Rosneath – Under Offer

- 1.12 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.
- 1.13 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.
- 1.14 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

- 1.15 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).
- 1.16 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

- 1.17 This amenity services depot and associated workshop, cottage and greenhouse adjacent to Hermitage Park was vacated earlier this year by operational staff and has been declared surplus to operational requirements. The site is being fully marketed on the Council's website and 'For Sale' signs have been erected on the site. A viewings day was held in October and was also very successful.
- 1.18 We have already received a number of enquiries and sent out schedules / particulars to numerous parties from a wide interest range. Site particulars note that the site may be suitable for a residential development with vehicle access off Sinclair Street.
- 1.19 Given there is a good level of interest in the site we are keeping the matter of a closing date under review. Discussions are ongoing with an adjacent landowner in terms of a mutually agreeable right of access which we seek to conclude prior to any closing date being set.

1 West Clyde Street, Former Mariners Site - Purchased

- 1.20 Council has now acquired the site of the former Mariners Pub at 1 West Clyde Street. Sale completed on 24th November. Site forms part of Helensburgh Waterfront Development and will be included into Pierhead Masterplan.

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,

8th December 2017

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