

**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 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 note the position as outlined in respect of the various properties.

## **4.0 DETAIL**

### **4.1 East Princes Street / 48-50 Sinclair Street (former Municipal Buildings)**

Peckhams Investments Limited have now concluded the purchase of the former Municipal Buildings at East Princes Street / 48-50 Sinclair Street. This was a complex transaction which involved the repair of one of the bay windows within this listed building and extended negotiations around the terms of the disposal. However with extensive support from Legal Services the sale of the property has been successfully completed.

- 4.2 Peckhams have already obtained planning permission to convert the building into a bistro and deli on the ground floors with private dining and residential accommodation on the upper floors. The refurbishment works have already commenced and phase 1 including new deli is programmed to be completed in around 6 months.

### **4.3 Hermitage Park Depot, Sinclair Street**

The former depot was marketed for sale with Simply Develop Helensburgh selected as the preferred developer. On 16<sup>th</sup> October 2019 the company were granted planning consent for the erection of a new care home which is a significant step in the disposal process. Consent has also been obtained to demolish the buildings that currently stand on the site.

- 4.4 Following on from this, Estates and Legal Services will be working with the developer to satisfy the remaining conditions of the offer with a view towards concluding the sale as soon as possible thereafter. This may involve concluding a Licence to allow early site works including demolition of the derelict depot buildings to be progressed in advance of settlement of the sale.

### **4.5 Blairvadach, Shandon by Helensburgh**

Blairvadach is a large former council office building and substantial estate grounds. The property is allocated in the Local Development Plan for Housing for 112 residential units and was marketed in early 2019 with a number of offers being received.

4.6 Following assessment of the offers a preferred developer was selected to work with to develop the site. Subsequently a site licence has been agreed in November 2019 to allow the preferred developer to undertake site investigations, topographical surveys, tree surveys and a structural assessment of Blairvadach House. It is anticipated that these surveys will be completed in early 2020 and the outcome will determine the form of their planning application which is the next critical step.

#### 4.7 **52 Sinclair Street, Helensburgh**

The Council owns a number of commercial and residential properties from the Co-op to the former Municipal Buildings on Sinclair Street. Estates are working with the residents association for this block to agree a programme of common repairs to the roof, stairwell and rainwater goods. There is likely to be a requirement to restrict access to the pavement whilst certain works are ongoing. The works have been delayed from the original programme while some issues over the funding of the works are resolved but it is hoped that the works will be undertaken during 2020.

#### 4.8 **MOD property requirements**

Officers from the council and the MOD have been meeting regularly to develop an understanding of the property requirements of the MOD for both office and residential accommodation outwith their existing estate. Options to satisfy both the short and long term aspirations of the MOD are being investigated and a joint presentation will be undertaken in December.

#### 4.9 **One Council Property approach**

In the 2018/19 Budget the Council agreed to support Estates and Property Development deliver the 'One Council' approach. This new approach has seen a change in management of the Council's land and buildings from a static or reactive position (where properties are considered to be held or owned by individual services) to a proactive property development service. The change aims to enable the Council to take a more effective, consistent and strategic corporate view to optimise value for money. It also allows operational departments to focus on the delivery of their core services and to enable any financial benefit from property or windfalls that may occur to be more transparently reported and captured.

4.10 The Council agreed aim of the One Council is to *make the most positive and efficient use of our property for the benefit of the Council and our communities and to partnership with other landowners to realise potential in our area.*

4.11 H&L 'One Council' Projects that will be progressed in 2019/20 and beyond will be:-

- Helensburgh Waterfront – Retail Development
- Loch Lomond Landscape Park (by Duck Bay) – Tourism
- Hermitage Primary Annex – Undefined
- Stonafyne, Arrochar – Tourism

## **5.0 IMPLICATIONS**

- 5.1 Policy – None.
- 5.2 Financial – Continue to pursue sale, lease or development of properties that shall generate a financial income for the council.
- 5.3 Legal – The terms and conditions of any property transactions are intended to be delegated to the Executive Director with responsibility for Legal Services.
- 5.4 HR – None
- 5.5 Fairer Scotland Duty
- 5.6 Equalities – Individual projects will be assessed for equalities issues.
- 5.7 Socio economic Duty – None
- 5.8 Islands – Projects which impact on island communities will be individually assessed for impacts.
- 5.9 Risk – Individual leases, disposals and developments will have specific risks which will be assessed for impacts and mitigated where possible.
- 5.10 Customer Service – None

Douglas Hendry, Executive Director with responsibility for Commercial Services

Councillor Aileen Morton, Policy Lead – Commercial Services and Priority Projects

22<sup>nd</sup> November 2019

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

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