

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 Hermitage Park Depot, Sinclair Street

The sale of the former depot to Simply Develop Helensburgh was concluded on 11th March 2020. The developers were previously granted planning consent for the erection of a new care home and construction works have now commenced on site.

4.2 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.

- 4.3 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 was anticipated that these surveys would be completed in early 2020 however this was delayed by the Covid-19 pandemic.

- 4.4 A report is anticipated from the preferred developer in August 2020 summarising the outcome of their investigations and the proposed next steps. Given the impact of Covid-19 on the property market there is increased risk to larger projects of this nature and we will be considering feedback from the developer and update the Area Committee once the position is made clear.

4.5 52 Sinclair Street, Helensburgh

The Council owns a number of commercial and residential properties between the Co-op and the former Municipal Buildings on Sinclair Street. The Municipal Buildings was sold to Peckhams Investments Ltd last year and work on conversion into bar / restaurant is now well underway. Estates are working with the residents association for 52 Sinclair Street 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. Over the past few months there have been issues with water penetration in the building and it is therefore planned to complete the works before the end of the year.

4.6 **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 this has extended to involve representatives from Scottish Enterprise as the project could form an important part of the Rural Growth Deal as part of the Covid-19 recovery plan.

4.7 **Sawmill Field & Colgrain Business Park sites**

Estates and Property Development have been working with the developers of the above sites on access and flooding issues. The Sawmill Field site is proposed for the development of 143 homes by Bellway Homes Ltd and the Colgrain Business Park site is the subject of a planning in principle application for the development of commercial space. In both cases the focus has been on developing the sites sustainably to maximise the value for the local area in terms of infrastructure and longer term employment opportunities.

4.8 **Helensburgh Waterfront – Commercial development**

Following the approval of planning consent and appointment of a contractor to build the new leisure facility on the pierhead site Estates and Property Development have been working with the Major Projects team to deal with property related issues on the site. The most significant part of this is in relation to the commercial development area within the masterplan which will be available for marketing following relocation of the facilities from the existing to the new leisure centre.

4.9 **Loch Lomond (Duck Bay) site**

The council has a significant land holding around the Duck Bay site adjacent to Loch Lomond. This is an important area of public recreation but there have been concerns expressed about anti-social behaviour and a lack of public facilities on the site. Estates and Property Development have been assessing the options to develop the facilities on the site to encourage tourism. Initially this has involved considering any constraints to development. Given the location adjacent to the loch one of the first investigations was a Flood Risk Assessment which has been procured and completed and is currently being assessed by officers.

4.10 **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.

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.*

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.
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