

---

<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>27 October 2022</b>
<b>Report By:</b>	<b>Interim Director, Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>ENV039/22/AG</b>
<b>Contact Officer:</b>	<b>Audrey Galloway</b>	<b>Contact No:</b>	<b>01475 712102</b>
<b>Subject:</b>	<b>Property Assets Management – Baker Street Site, Greenock / Parklea Branching Out</b>		

---

## **1.0 PURPOSE AND SUMMARY**

1.1  For Decision  For Information/Noting

1.2 The purpose of this report is to:-

- request Committee to declare the site of the former roads depot on Baker Street, Greenock as surplus to requirements and to seek authority to place same on the open market to lease.
- request Committee to authorise a variation to the sub-lease between the Council and Parklea Branching Out (PBO) at Parklea Park, Port Glasgow which will allow PBO to build their new community hub on land which requires to be brought into the sub-lease.

## **2.0 RECOMMENDATIONS**

- 2.1 It is recommended that Committee declares the site of the former roads depot on Baker Street, Greenock, surplus to requirements and grants delegated authority to the Interim Director Environment and Regeneration to place the same on the open market for lease, thereafter to set a closing date when the level of interest justifies it and notes that a further report will be brought before this Committee with a recommendation to accept whichever offer is deemed to provide the greatest economic benefit to the Council.
- 2.2 It is recommended that Committee grants authority to the Interim Director Environment and Regeneration to vary the terms of the sub-lease between the Council and PBO for land at Parklea Park, Port Glasgow, all as detailed within the body of this report.

**Stuart Jamieson**  
**Interim Director, Environment & Regeneration**

### 3.0 BACKGROUND AND CONTEXT

#### Baker Street Site, Greenock

- 3.1 The land at Baker Street Greenock is outlined on the plan attached at **Appendix 1**. It was the site of the former roads depot salt store which was demolished some 25years ago and the site has lain unused since then.
- 3.2 Officers have recently received a few enquiries from local businesses requesting to lease the site and authority is now sought to formally declare the site as surplus to requirements and to place same on the market for a lease. Any proposal to lease this site would be considered against the rent offered and would take into account any local economic stimulus which offerors may provide.

#### Parklea Branching Out

- 3.3 PBO currently lease the land shown in bold outline on the plan at **Appendix 2**. They lease the land which is unhatched directly from the Council and they sub-lease the part shown cross hatched from the Council as this part is in the ownership of the National Trust for Scotland (NTS).
- 3.4 PBO wish to extend the area which they currently sub-lease from the Council to include the land shown hatched on the plan. This is so that they can construct a new community Hub on this area. Plans of the proposed new Hub are shown at **Appendix 3**.
- 3.5 Authority is requested to vary the terms of the present sub-lease so that it includes the additional ground to the rear of the area which is currently sub-leased to PBO and which is shown hatched on the plan at Appendix 2. In addition, authority is sought to extend the duration of the sub-lease so that it has 25 years remaining. This is in order to assist PBO with any future funding proposals.
- 3.6 The proposed extension to 31<sup>st</sup> March 2048 is within the period of the head lease between the NTS and the Council. Authority to extend both the area and the term of the sub-lease has been sought from NTS and they have provided landlord's consent in principle to this proposal, formal consent is awaited.

### 4.0 IMPLICATIONS

- 4.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO	N/A
Financial	x		
Legal/Risk	x		
Human Resources		x	
Strategic (LOIP/Corporate Plan)		x	
Equalities & Fairer Scotland Duty			x
Children & Young People's Rights & Wellbeing			x
Environmental & Sustainability			x
Data Protection			x

## 4.2 Finance

### One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
N/A					

### Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments
N/A					

## 4.3 Legal/Risk

For PBO, approval of this report will mean the conclusion of missives to vary the sub-lease and preparation and registration of a minute of variation of sub-lease.

## 4.4 Human Resources

There are no staff implications or human resource issues.

## 4.5 Strategic

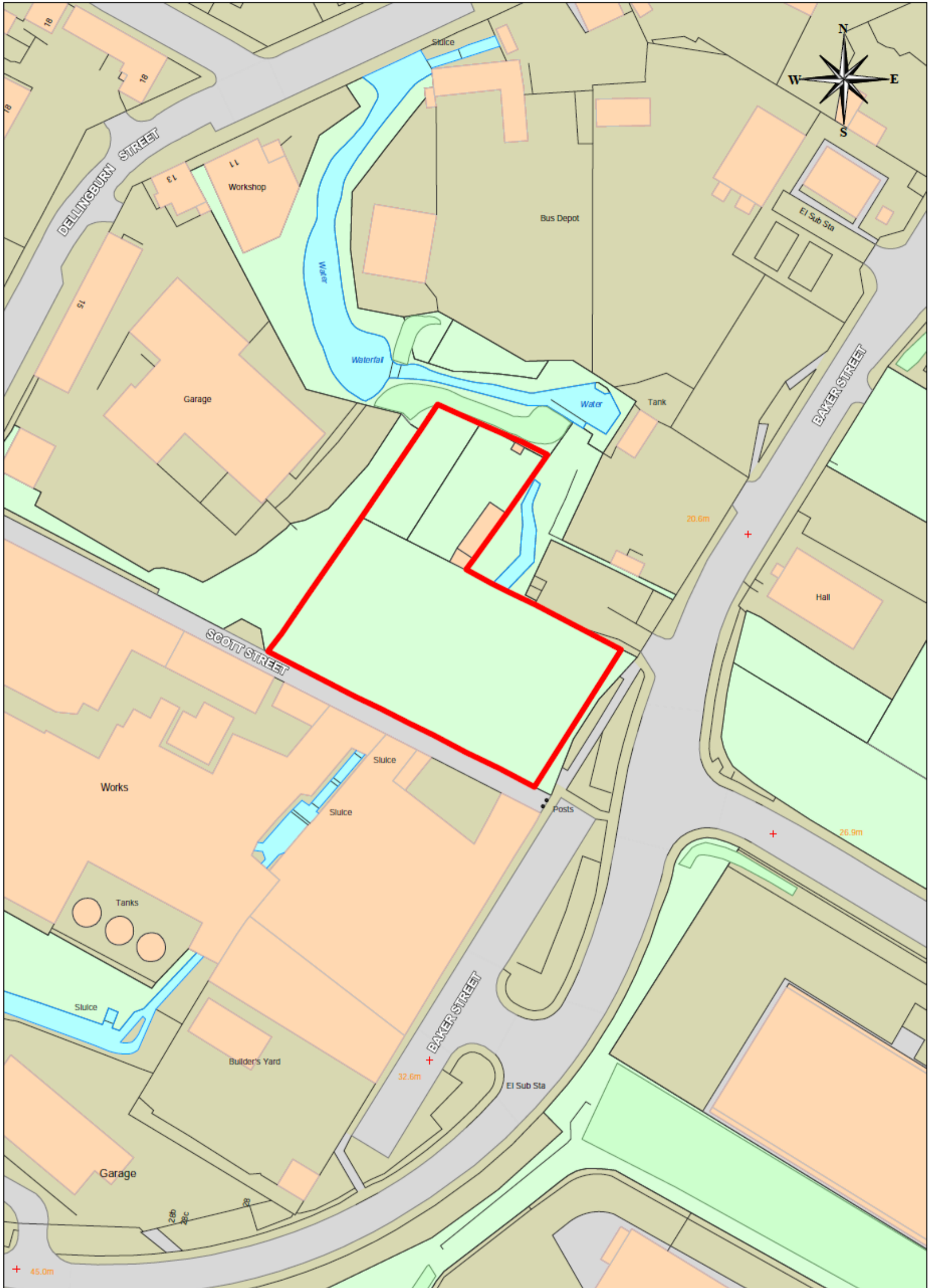
None.

## 5.0 CONSULTATION

- 5.1 The report has been prepared following consultation with Legal & Democratic Services and Finance Services.

## 6.0 BACKGROUND PAPERS

- 6.1 None.



**Inverclyde**  
council  
Roads & Transportation

Environment, Regeneration & Resources  
Stuart Jamieson, Interim Service Director – Environment and Economic Recovery

Municipal Buildings  
Clyde Square  
Greenock, PA15 1LY  
Tel: 01475 712712  
Fax: 01475 712731  
stuart.jamieson@inverclyde.gov.uk

**Plan Creator:** THIS PLAN IS INDICATIVE ONLY.

**Date:** 14/10/2022

**1:1250**

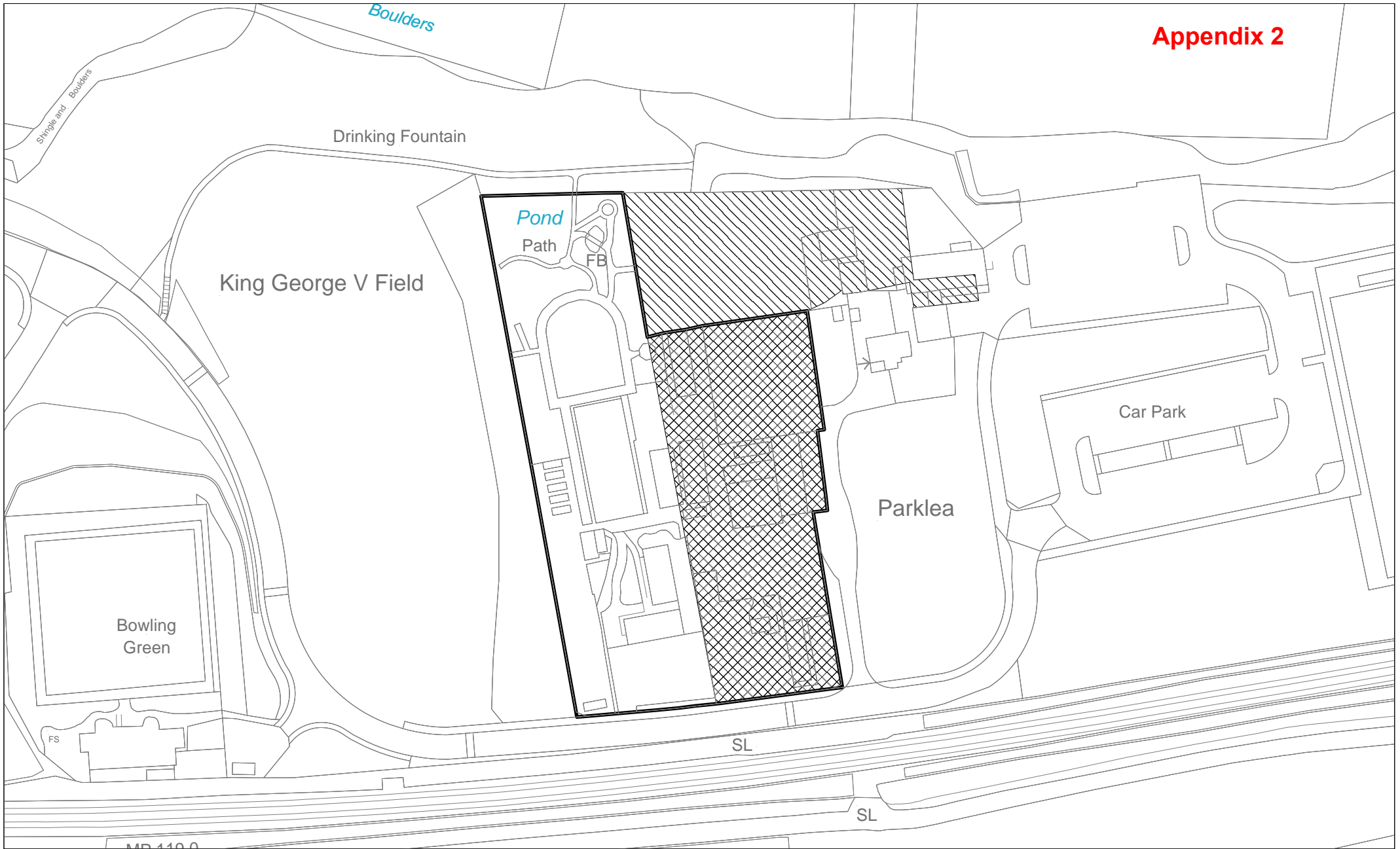


Reproduced by permission of Ordnance Survey on behalf of HMSO.

©Crown copyright and database right 2022.

All rights reserved.

Ordnance Survey Licence number 10023421.



General Notes

Drawing subject to consultation with statutory authorities & utility providers.

- Denotes site boundary
- Denotes land in clients lease
- - - Denotes land in clients lease
- Denotes secure fence line
- Denotes curtain wall line

Notes

1. Relocated polytunnel.
2. Entrance pavilion.
3. Double gate for emergency vehicles.
4. Delivery / Emergency Vehicle Turning Point
5. Bin store.
6. Bicycle Parking
7. N/A
8. Courtyard: Dutch Paving
9. Service Yard For PBO Staff Only
10. Entrance Path. Gradient 1:21 (Accessible): Resin Bound Gravel
11. Surface: Grasscrete/Equivalent Suitable Of Taking Vehicular Loadings For Emergency / Service Vehicles
12. Ramp Access. Gradient 1:15
13. Relocated Inverclyde Council Maintenance Store
14. Paths To Connect To Existing Path Network. Resin Bound Gravel
15. Surface: Dutch Paving
16. Existing Category B Listed Building (No Proposed Works)
17. Accessible Parking Bays Delineated In Dutch Paving
18. Surface: Grasscrete

Rev	Date	Note

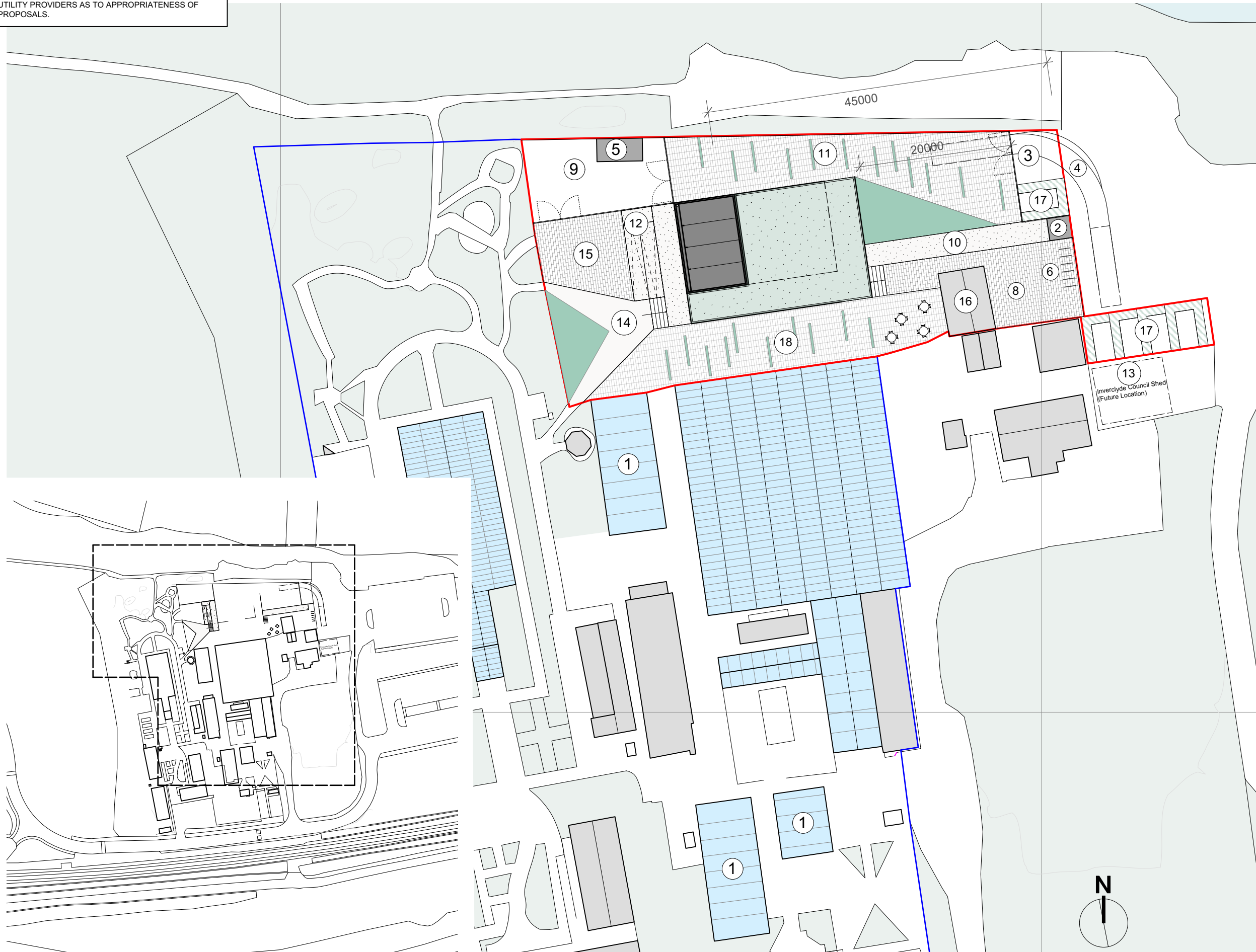
B	22/09/2022	Wholesale design change following Stage 2 feedback.
A	29/07/2022	Bin, bike store added. Location of colonnade and false wall noted.

INCH Architecture and Design  
 Tontine Building, 20 Trongate  
 Glasgow, G1 5ES  
 Scotland, UK  
 +44 0141 552 4910  
 info@inch-architecture.co.uk  
 www.inch-architecture.co.uk

Project Description:  
**Parklea Branching Out - New Community Hub  
 Inverclyde**

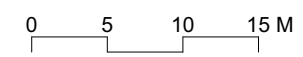
Drawing Description:  
**Site Plan 1 - Proposed**

Job No: **340** Drawing No: **AL(0)07** Revision: **B**  
 Status: **Stage 3**  
 Drawn By: RW  
 Checked By: LP  
 Date Created: 22/09/2022  
 Scale: 1:500



**1 KEY PLAN**  
 Scale: 1:2000

**2 Site Plan 1 - Proposed**  
 Scale: 1:500



0 5 10 15 M