
Report To:	Environment & Regeneration Committee	Date:	2 November 2023
Report By:	Director, Environment & Regeneration	Report No:	ENV057/23/SJ/AG
Contact Officer:	Audrey Galloway	Contact No:	01475 712102
Subject:	Property Asset Management Public – Former Glenbrae Nursery		

1.0 PURPOSE AND SUMMARY

1.1 For Decision For Information/Noting

1.2 The purpose of this report is to request authority to remove the former Glenbrae Nursery from the market including demolition and site clearance.

2.0 RECOMMENDATIONS

2.1 It is recommended that Committee grants delegated authority to the Director Environment and Regeneration to remove the former Glenbrae Nursery from the market and thereafter to progress demolition and site clearance, leaving the land as open space.

Stuart Jamieson
Director, Environment
and Regeneration

3.0 BACKGROUND AND CONTEXT

Former Glenbrae Nursery

- 3.1 In January 2023, this Committee granted authority to declare the former Glenbrae Nursery, Glenbrae Road, Greenock as surplus to requirements and to place same on the market for sale or lease, with a report on offers received being brought back to Committee for a final decision. The site is shown on the plan at Appendix 1.
- 3.2 The property has been advertised on the council's web page since early 2023 plus there is signage on site, but there has been very little interest in it. The last interest being from a community group who wished to acquire the property via an asset transfer. The group has however now confirmed that they no longer wish to pursue this course of action.
- 3.3 The property has been targeted on numerous occasions by local youths and has been damaged both externally and internally. In addition, it has been severely flooded three times in the past two years and this has likely been a factor in the lack of interest in the site. It should also be noted that insurance may prove difficult to obtain without consideration of a significant excess. There is a large culvert running below the property which means that redevelopment of the property/site is unlikely / significantly constrained.

4.0 PROPOSALS

- 4.1 Subject to the Committee's approval of the recommendations in this report, the proposal is to progress the demolition of the former Glenbrae Nursery and undertake site clearance leaving the land as open space. This will address the ongoing vacant property costs and the risk of further vandal attack / arson.

5.0 IMPLICATIONS

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

SUBJECT	YES	NO
Financial	X	
Legal/Risk	X	
Human Resources		X
Strategic (Partnership Plan/Council Plan)		X
Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing		X
Environmental & Sustainability		X
Data Protection		X

5.2 Finance

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
82563	E&R Minor Demolitions budget	2023/24	£50,000		Contained within annual E&R Core Property Allocation

Annually Recurring Costs/ (Savings)

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

5.3 Legal/Risk

The risk areas are dealt with in section 3.3 of the report.

5.4 Human Resources

None.

5.5 Strategic

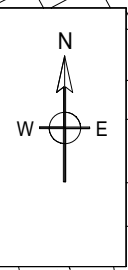
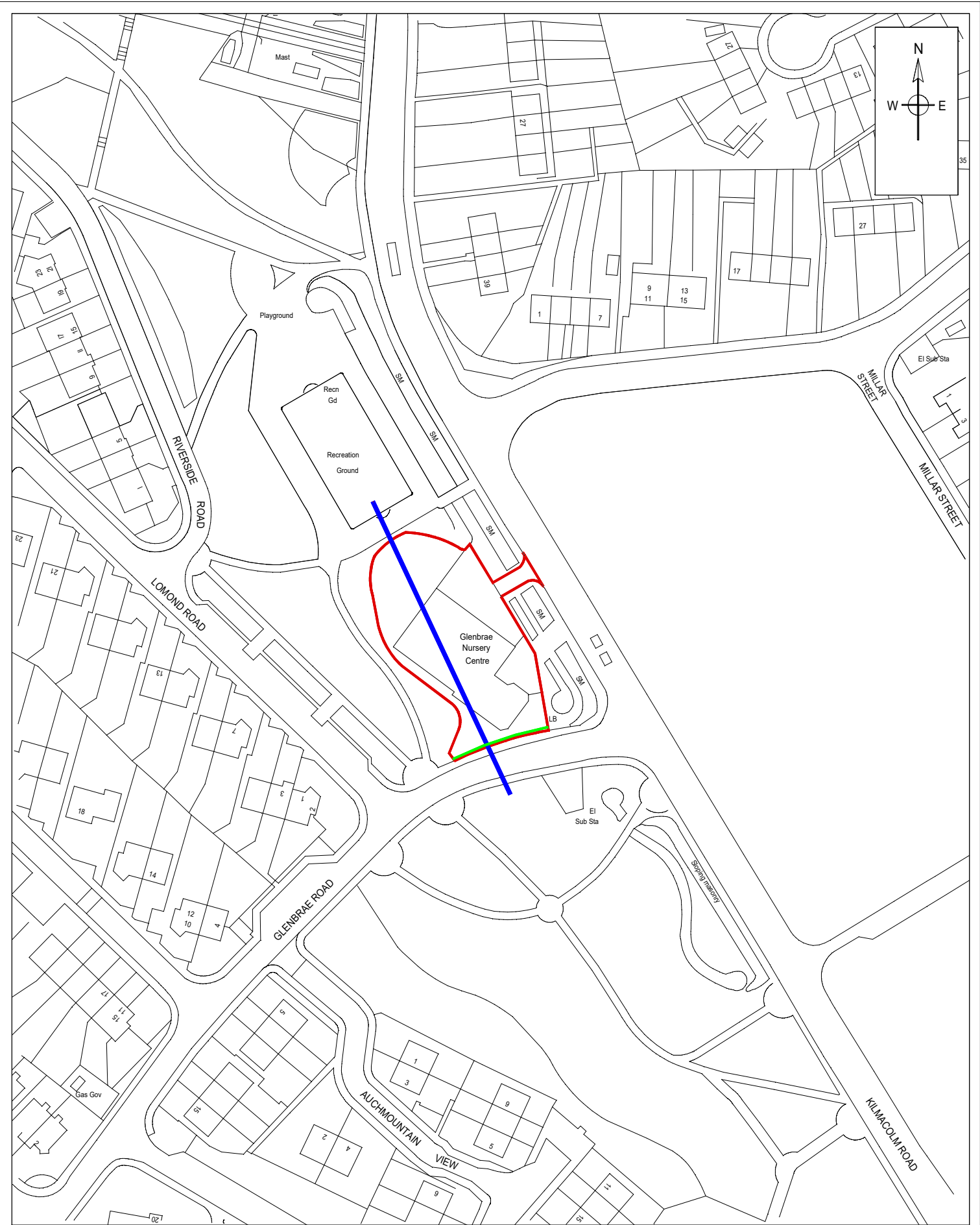
None.




6.0 CONSULTATION

6.1 The report has been prepared following consultation with Legal, Democratic, Digital and Customer Services and Finance Services.

7.0 BACKGROUND PAPERS

7.1 None.



-  Disposal site extents.
-  Indicative line of underground culvert through the site.
-  Indicative line of Right of Servitude through the site.

<h2 style="color: red;">Appendix 1</h2>		
SCALE: 1:1250	DRAWN BY:	DATE 14/04/2023
Originating Group:		Drawing No. Glenbrae Nursery (former) Kilmacolm Road Greenock

THIS PLAN IS INDICATIVE ONLY.