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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>31 October 2024</b>
<b>Report By:</b>	<b>Director, Environment &amp; Regeneration</b>	<b>Report No:</b>	<b>ENV065/24/EM/AG</b>
<b>Contact Officer:</b>	<b>Audrey Galloway</b>	<b>Contact No:</b>	<b>01475 712102</b>
<b>Subject:</b>	<b>Property Asset Management - Public Report; Update re Proposed sale of 5 Kempock Place, Gourock; Baker Street, Greenock; and Former Glenbrae Children's Centre, Greenock</b>		

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## **1.0 PURPOSE AND SUMMARY**

1.1  For Decision  For Information/Noting

1.2 The purpose of this report is (1) to advise Committee that negotiations for the proposed sale of 5 Kempock Street, Gourock have terminated and to request authority to remarket it; (2) request authority to market the site at Baker Street, Greenock on the basis of a sale as well as a lease; and (3) request authority to remarket the former Glenbrae Children's Centre, Glenbrae Road, Greenock.

## **2.0 RECOMMENDATIONS**

2.1 It is recommended that Committee:

- a) grants delegated authority to the Director Environment and Regeneration to (1) terminate all negotiations with the proposed purchaser of 5 Kempock Place, Gourock and (2) start a new marketing campaign seeking offers for a sale of the property, following which a report on any offers received will be brought back to this Committee for a final decision.
- b) grants delegated authority to the Director Environment and Regeneration to advertise the site of the former roads depot, Baker Street Greenock on the basis of a sale as well as a lease, and on the basis set out in the body of this report.
- c) grants delegated authority to the Director Environment and Regeneration to remarket the former Glenbrae Children's Centre and site, on the basis set out in the body of this report.

**Stuart Jamieson**  
**Director, Environment and Regeneration**

### **3.0 BACKGROUND AND CONTEXT**

#### **Kempock Place Gourrock**

- 3.1 In August 2021, this Committee granted authority to market the vacant office premises at 5 Kempock Place, Gourrock and a report on offers received was brought back to Committee in June 2022, when authority was granted to sell the property. A plan showing the location of the office is attached at **Appendix 1**.
- 3.2 Missives for this sale did not conclude and the sale never completed. In August 2023 this Committee granted authority to remarket the property. The results of a second marketing campaign were brought before this Committee in January 2024 at which time authority was granted to sell the property to an individual who wanted to use the premises for a gallery and artist studio.
- 3.3 The second bidder has now also terminated negotiations and has withdrawn from the sale. Committee is asked to note the position and to grant authority to carry out a third marketing exercise. Officers have received interest for the property from two different individuals, and authority is now sought to remarket the property for sale and to bring a further report on any offers received back to this Committee for a final decision.

#### **Site at Baker Street/Scott Lane, Greenock**

- 3.4 The site shown on the plan at **Appendix 2** is the site of the former roads depot which is in council ownership. In October 2022, this Committee declared the site as surplus to requirements and granted authority to lease it. That marketing exercise has not yet commenced as, having regard the industrial land use in this area, officers have been reviewing the basis on which such an exercise should proceed, to ensure that consideration may be given to other factors as well as price, in particular but not limited to socio-economic benefit, when arriving at a decision on a prospective lease, and further, that any party bidding in such an exercise is aware of the position.
- 3.5 Therefore, the marketing particulars have been amended to state that in assessing offers received, the Council will determine a preferred bidder considering both the financial benefit to the Council and the socio-economic benefit gained from the disposal with a weighting of 60% determined on offer value and 40% economic benefit. In assessing offers, consultation will be undertaken with the Regeneration service, which will provide qualitative analysis of the offers received, and this will be considered in determining the preferred offer.
- 3.6 The Regeneration service will consider
  - suitability of proposed uses within the adjacent area, referencing compliance with the Local Development Plan;
  - financial benefit to the Council;
  - wider socio-economic benefit to the Council (and community), including, for example, number of jobs created; and,
  - feasibility/implementation plans for the proposals to provide the Council with confidence that there is a commitment to deliver any development proposals as soon as is feasible to ensure the site does not become dormant post-sale.

Parties may provide supporting information associated with an offer to assist the consideration of socio-economic benefit arising from the proposals.

- 3.7 Since 2022, officers have received interest from various local businesses seeking to acquire the site, and Committee is now requested to grant authority to market the site on the basis of a sale as well as a lease.
- 3.8 Should Committee be agreeable to this request then a report on offers received following a closing date will be brought back to this Committee for a final decision to sell or lease the site, assessing offers in the context of the criteria set out above.

### **Former Glenbrae Children’s Centre, Greenock**

- 3.9 In January 2023, this Committee granted authority to declare the former Glenbrae Children’s Centre as surplus to requirements and to market same For Sale/To Let; set a closing date when the level of interest justified it and return to this Committee with recommendations to sell/lease the property for what was considered to give the best economic value to the Council. The site is shown on the plan at **Appendix 3**.
- 3.10 In November 2023, this Committee agreed to remove the property from the market as it had been damaged by flooding on a number of occasions which was restricting any interest in the sale. Authority was granted at that time to demolish the property as it was understood that the land at the site would potentially be used in connection with a flood risk management scheme.
- 3.11 Council officers believe that they have addressed the flooding issues by working with Scottish Water and are progressing the design of a flood risk management scheme. It has been established that this will not require the use of the site of the former Glenbrae Children’s Centre. As such, Committee is therefore requested to grant authority to bring the property back to the market for sale and notes that a further report on offers received will be brought before this Committee for a final decision.

## **4.0 IMPLICATIONS**

- 4.1 The table below shows whether risks and implications apply if the recommendations are agreed:

<b>SUBJECT</b>	<b>YES</b>	<b>NO</b>
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

### **4.2 Finance**

One off Costs

<b>Cost Centre</b>	<b>Budget Heading</b>	<b>Budget Years</b>	<b>Proposed Spend this Report</b>	<b>Virement From</b>	<b>Other Comments</b>

## Annually Recurring Costs/ (Savings)

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

### 4.3 Legal/Risk

None from this report. Should the recommendations in para 2.1 b) of this report be approved and a consequent report be brought to a future meeting of this committee proposing a sale or lease for a consideration less than the best that can reasonably be obtained, then in terms of S.74 of the Local Government (Scotland) Act 1973 and the Disposal of Land by Local Authorities (Scotland) Regulations 2010, a Best Value appraisal is likely to be required providing justification for same.

### 4.4 Human Resources

None.

### 4.5 Strategic

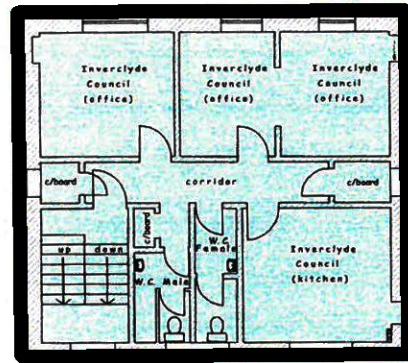
None.

## 5.0 CONSULTATION

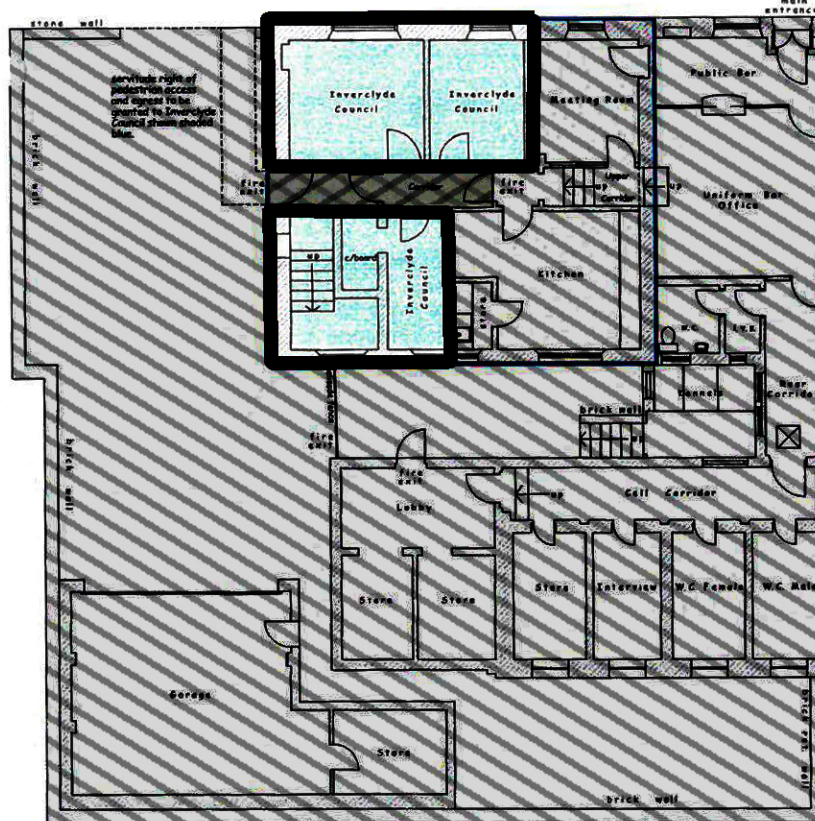
5.1 The report has been prepared following consultation with Legal, Democratic, Digital and Customer Services.

## 6.0 BACKGROUND PAPERS

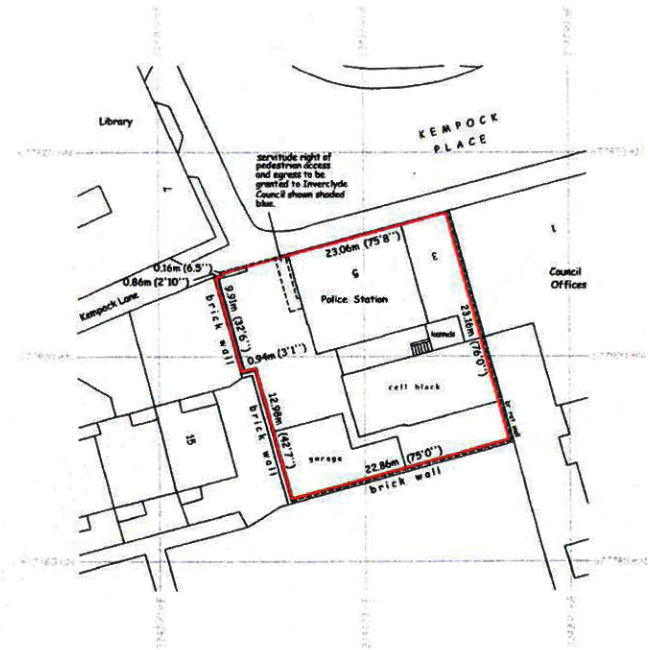
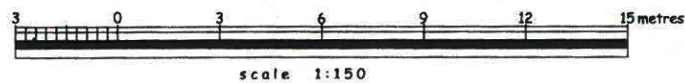
6.1 None.



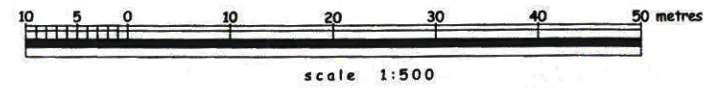
First Floor

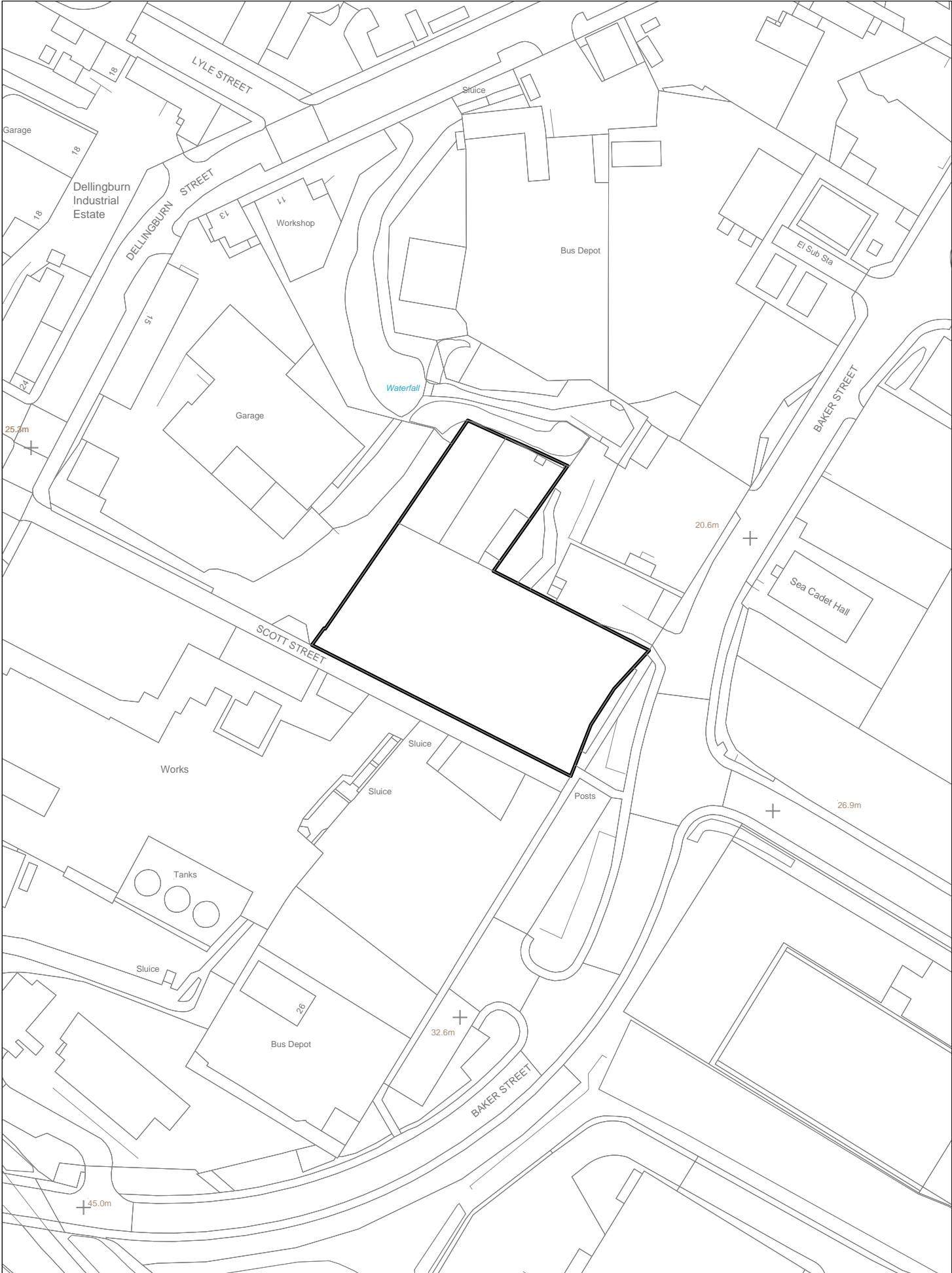


Ground Floor



Title Boundaries









SCALE: 1:1250

DRAWN BY:

DATE

Originating Group:

Drawing No.

**THIS PLAN IS INDICATIVE ONLY.**