
Report To:	Environment & Regeneration Committee	Date:	16 January 2025
Report By:	Director, Environment & Regeneration	Report No:	ENV001/25/SJ/AG
Contact Officer:	Audrey Galloway	Contact No:	01475 712102
Subject:	Property Asset Management - Public Report; Sale of former St Michael's schoolhouse, Bridgend Avenue, Port Glasgow; Acquisition of land at Gourock Station car park, Gourock		

1.0 PURPOSE AND SUMMARY

1.1 For Decision For Information/Noting

1.2 The purpose of this report is (1) to request authority to place the former St Michael's school house, Bridgend Avenue, Port Glasgow, as shown on the plan at **Appendix 1**, on the market for sale (2) to request authority to acquire a small area of land within the Gourock Station car park from Network Rail.

2.0 RECOMMENDATIONS

2.1 It is recommended that Committee:

- (1) grants delegated authority to the Director Environment and Regeneration to place the recently vacated house at Bridgend Avenue, Port Glasgow on the market with Neil Clerk & Murray following which a report on any offers received will be brought back to this Committee for a final decision.
- (2) grants delegated authority to the Director Environment and Regeneration to acquire the land shown hatched on the plan at **Appendix 2** from Network Rail for zero consideration in order to regularise a title discrepancy.

Stuart Jamieson
Director Environment
and Regeneration

3.0 BACKGROUND AND CONTEXT

Former St Michael's schoolhouse

- 3.1 St Michael's schoolhouse is a 3-bed semi-detached property situated on Bridgend Avenue, Port Glasgow, directly adjacent to St Michael's primary school. The tenant of this schoolhouse advised officers in October 2024 that he wished to vacate the property and terminate his Scottish Secure Tenancy. That was completed at the start of November 2024 and the house is now vacant.
- 3.2 As the Council is in the process of transferring the ownership of its remaining housing stock to Sanctuary Homes, it is recommended that this property be removed from the transfer and placed on the open market for sale. Sanctuary Homes has been advised of this change and are agreeable to this course of action.
- 3.3 Neill Clerk & Murray were previously appointed to sell the Newark and St Stephen's schoolhouses, and it is recommended that they also be instructed to market the now vacant former St Michael's schoolhouse. Should Committee be agreeable to this, then a report on offers received will be brought back to this Committee for a final decision to sell.

Acquisition of land at Gourock Station

- 3.4 The council owns the site shown outlined on the plan at Appendix 2. Within that site there is a small area of land which remains in the ownership of Network Rail, this area is shown hatched within the overall site. Acquisition of this small area of land is effectively corrective conveyancing following the reconfiguration of land ownerships in this area, and the regeneration works taken forward at Gourock Pierhead.

4.0 IMPLICATIONS

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

4.2 Finance

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Capital Fund	Sale of St Michael's schoolhouse	2024/25	£500		Home Report Fees

Annually Recurring Costs/ (Savings)

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

4.3 **Legal/Risk**

If the recommendations in respect of the land at Gourrock Station are agreed, officers in Legal, Democratic, Digital and Customer Services will draft and agree the necessary legal documentation to implement the land transfer.

4.4 **Human Resources**

None.

4.5 **Strategic**

None.

5.0 **CONSULTATION**

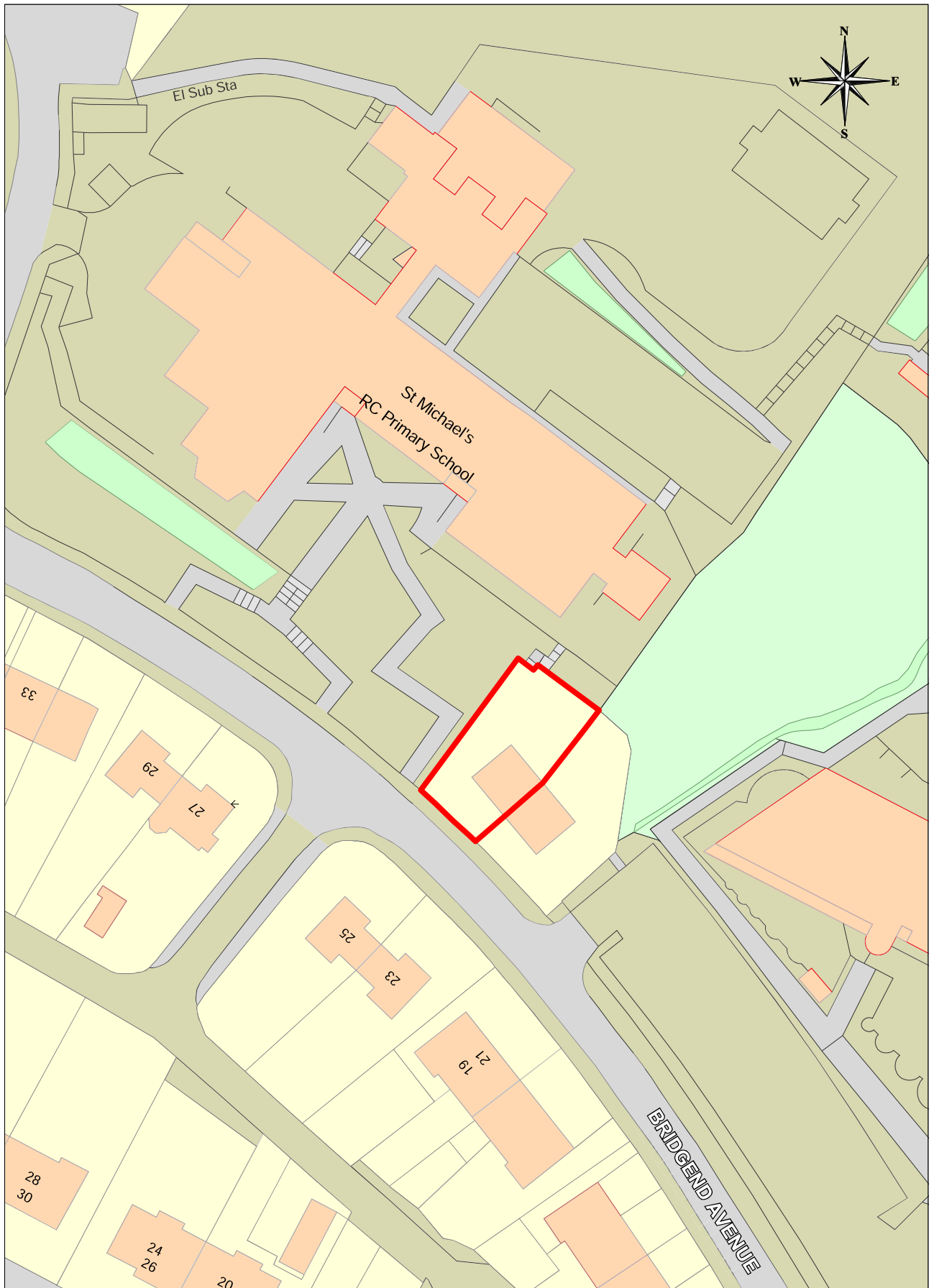
5.1 The report has been prepared following consultation with Legal, Democratic, Digital and Customer Services.

6.0 **BACKGROUND PAPERS**

6.1 None.

School House, St. Michael's PS

Appendix 1



Inverclyde
council
Roads & Transportation

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

Municipal Buildings
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Plan Creator: Plan Creator

Date: 24/05/2021

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