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<b>Report To:</b>	<b>Environment &amp; Regeneration Committee</b>	<b>Date:</b>	<b>31/10/2013</b>
<b>Report By:</b>	<b>Acting Corporate Director Environment, Regeneration &amp; Resources</b>	<b>Report No:</b>	<b>R302/13/AF/GF</b>
<b>Contact Officer:</b>	<b>Gordon Fisher</b>	<b>Contact No:</b>	<b>01475 712495</b>
<b>Subject:</b>	<b>Property Assets Management Report</b>		

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## 1.0 PURPOSE

- 1.1 The purpose of this report is to advise the Committee of activities and proposals for the management of the Council's Property Assets as follows:-
1. To seek authority to market for lease the former Garvel Deaf Centre, York Road, Greenock;
  2. To seek authority to market for sale the Lilybank School site at Birkmyre Avenue, Port Glasgow; and
  3. To seek authority to market for sale the orchard plot at Broadstone Avenue, Port Glasgow.

## 2.0 SUMMARY

- 2.1 The premises formerly known as the Garvel Deaf Centre as shown on the attached plan, appendix 1, is now vacant following the move of the centre to Moorfoot Primary School in accordance with the SEMP. It is considered that this property would form useful small business premises, subject to the appropriate planning permission. Authority is being sought to market the property, set a closing date when considered appropriate, and to submit a further report on any offers received after the marketing exercise to Committee for approval in due course
- 2.2 The Lilybank School premises shown on the attached plan, appendix 2, will be vacated following the move of that school to the new premises in the Port Glasgow shared campus in December of this year. A contract will immediately be entered into for the clearance of the site and greening thereof. Authority is being sought to have the site which extends to 0.401 Ha. declared surplus to requirements, thereafter to proceed to market the property, set a closing date when considered appropriate, and to submit a further report on any offers received after the marketing exercise to Committee for approval in due course.
- 2.3 The Council owns a plot of land extending to 0.308 Ha. known as the Orchard Plot at Broadstone Avenue, Port Glasgow as shown on the attached plan, appendix 3. This lies close to Lilybank School, This land was left following the development of a care home on what was originally part of a larger site. It is appropriate to market this site in conjunction with the Lilybank School site, as the two together will form a more acceptable lot size for the market. Authority is being sought to have the site declared surplus to requirements, thereafter to proceed to market the property, set a closing date when considered appropriate, and to submit a further report on any offers received after the marketing exercise to Committee for approval in due course.

## 3.0 RECOMMENDATIONS

- 3.1 It is recommended that the Committee:-
- 3.2 grant authority to market for lease the former Garvel Deaf Centre, York Road, Greenock, shown on appendix 1 and set a closing date when the level of interest expressed deems it appropriate;
- 3.3 declare:
1. the site of Lilybank School, Birkmyre Avenue, Port Glasgow shown on appendix 2; and
  2. the site at Broadstone Avenue, Port Glasgow shown on appendix 3
- surplus to the Council's requirements, grants authority to place both subjects on the open market for sale and set a closing date when the level of interest expressed in the sites deems it appropriate; and

3.4 note that a further report or reports on any offers received for any of the properties will be brought before this Committee for approval in due course.

**Andrew Gerrard**  
**Head of Property Assets & Facilities Management**

## 4.0 BACKGROUND

### 4.1 To seek authority to market for lease the former Garvel Deaf Centre, York Road , Greenock

4.2 This comprises a detached single storey building in good order which provides 3 former classrooms and associated facilities. It is considered to be suitable for a number of small business uses and approaches have already been made by an office user and a possible arts and crafts studio/training facility.

4.3 Due to the close proximity of the adjoining primary school, it is officers' view that the degree of control made possible in a leasing situation is preferable to an outright sale in this instance.

4.4 Making such small business premises available to the market, rather than having buildings lying unused, or as a cleared site, provides opportunities for small businesses with associated possibilities for employment, and contributes positively to the economic wellbeing of Inverclyde.

### 4.5 To seek authority to market for sale the former Lilybank School site at Birkmyre Avenue, Port Glasgow

4.6 As with other former school sites in Inverclyde where new or improved facilities have been provided, the site of Lilybank school has been included within the SEMP for disposal when available and any receipt is earmarked to be paid into the Capital Fund.

4.7 The immediate vicinity is of good quality residential units and this site is suitable for similar units. Whilst the provision of affordable housing is rightly the main concern of the Council, it is fitting to offer as wide a range of properties and tenure as possible, and some provision of higher end housing where appropriate will meet that object.

4.8 The site extends to 0.401 Ha (approx 1 acre). As such it will provide for approximately 10 houses to accord with the general planning guidelines. This is not considered large enough to appeal to the larger housebuilders which the location would otherwise attract hence the reason for recommending that the Orchard Site be included in the sale offer at this time. It is of similar size and the two together will provide a package more suitable to the larger housebuilder.

4.9 The two sites could be sold separately to two smaller or local builders should that prove to be more attractive when the market is tested. That market remains depressed as funding to that size of company is still in short supply.

### 4.1 To seek authority to market for sale orchard plot at Broadstone Avenue, Port Glasgow

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4.1 This comprises a portion of site extending to 0.308 Ha (0.76 Acres) which was left after the development of the adjoining care home.

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4.1 The land is currently overgrown with no access and is of no strategic worth to the Council. As noted above, the marketing of this site in conjunction with the Lilybank School site will improve the likely level of demand from housebuilders as the two together will provide a lot size more suited to the larger housebuilder.

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## 5.0 IMPLICATIONS

### 5.1 Finance Services – One Off Costs

Given the ongoing uncertainty in the market, it is not deemed appropriate to suggest estimated receipts from any of these proposals. Any costs will be met from sales receipts. Details of any financial implications will be contained in future reports once offers have been received.

<b>COST CENTRE</b>	<b>BUDGET HEADING</b>	<b>BUDGET YEAR</b>	<b>PROPOSED SPEND THIS YEAR</b>	<b>VIREMENT FROM</b>	<b>OTHER COMMENTS</b>

Financial Services – 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</b>	<b>Other Comments</b>

5.2 Legal: No implications at this stage.

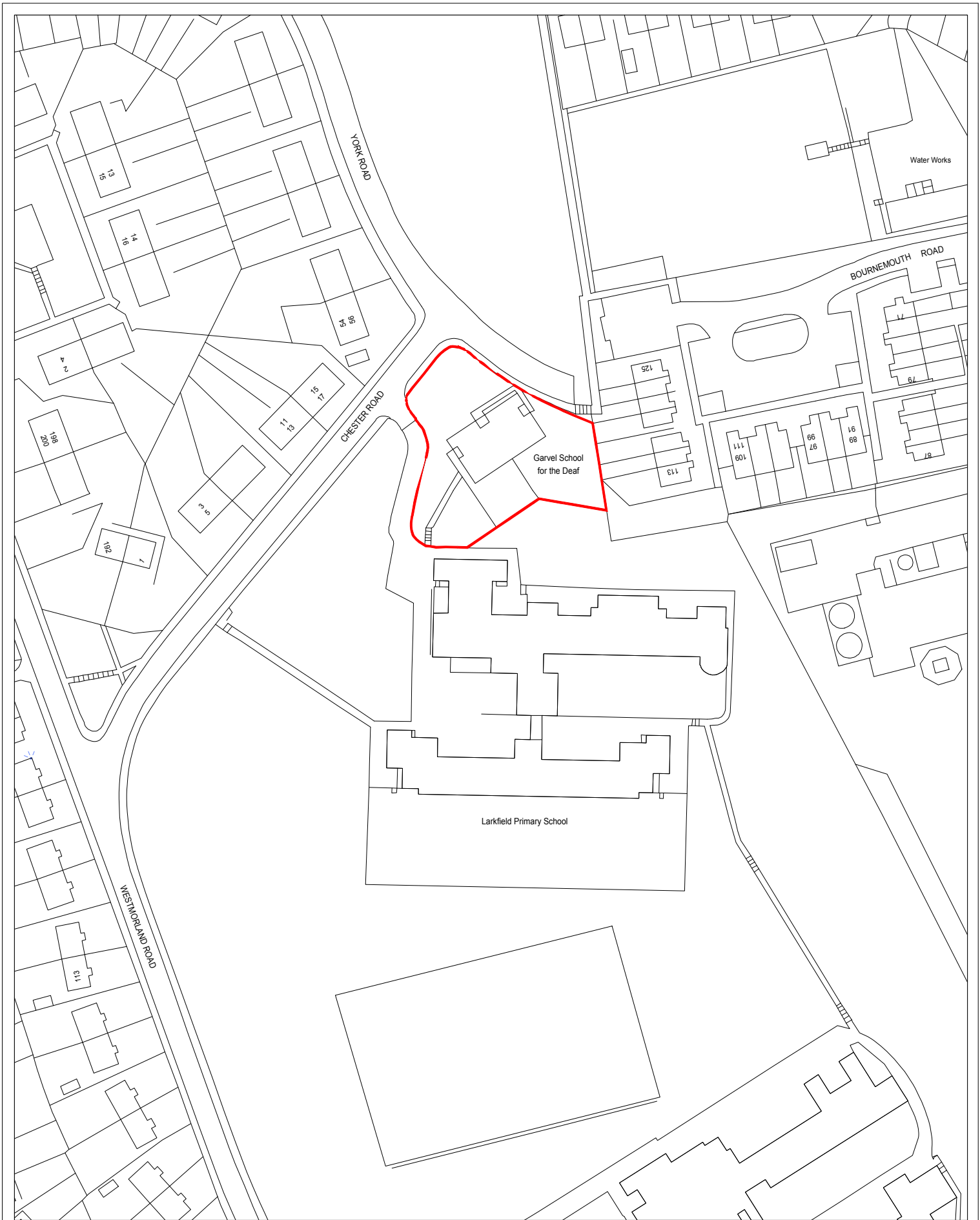
5.3 Repopulation: Whilst the proposal for Garvel will have no direct effect on the provision of housing, the bringing into productive use of a currently unused building will be a welcome improvement to the environment. There will also be employment opportunities arising from any such use. The release of land for residential development will contribute directly to the provision of housing and therefore the repopulation initiative, and the construction period will bring economic activity and job opportunities, both to be welcomed.

5.4 Equality: No implications.

## 6.0 CONSULTATIONS

6.1 The Head of Legal and Democratic Services has been consulted on the contents of this report.

6.2 The acting Head of Finance has been consulted on the contents of this report.



APPENDIX 1

Garvel Deaf Centre, Chester Road, GNK

SCALE: 1:1250

DRAWN BY:

DATE 10/10/2013

Originating Group:

Drawing No.

garvdeaf

THIS PLAN IS  
INDICATIVE ONLY.



The area shown outlined extends to 0.401 Hectares or thereby.

**APPENDIX 2**

**THIS PLAN IS INDICATIVE ONLY.**

Lilybank School, Port Glasgow

SCALE: 1:1250

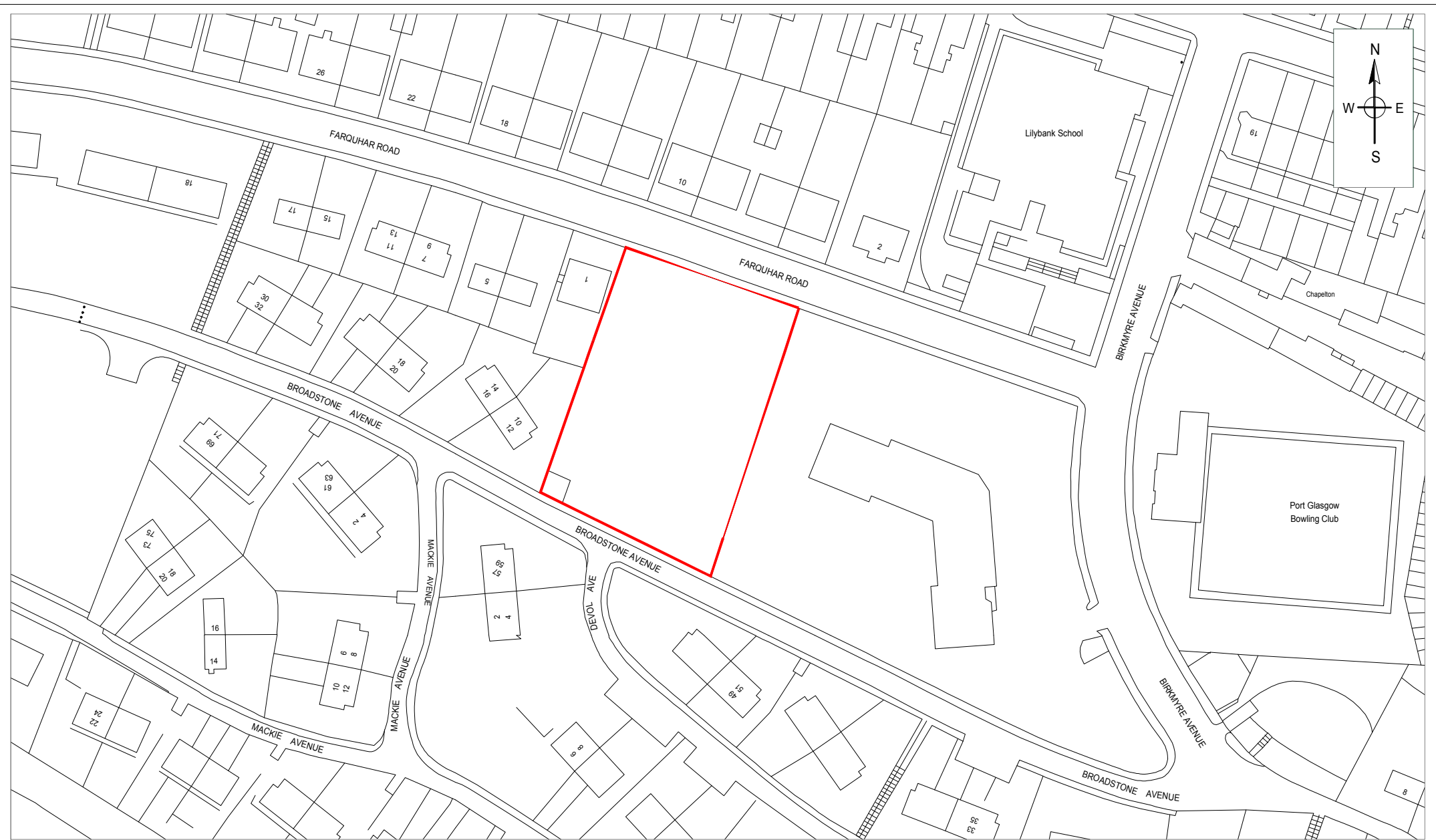
DRAWN BY:

DATE 10/10/2013

Originating Group:

Drawing No.

lilybank



Area shown hatched extends to 0.308 Hectares or thereby.

### APPENDIX 3

**THIS PLAN IS INDICATIVE ONLY.**

SCALE: 1:1250		DRAWN BY: User Name		DATE 13/4/2000	
Originating Group:				Drawing No. broadst1	