

1.0 EXECUTIVE SUMMARY

1.1 The purpose of this report is to provide members with an update on the development and sale of properties in the Helensburgh and Lomond Area.

RECOMMENDATIONS

1.2 That members note the position as outlined in respect of the various properties.

4.6 Working with the flat owners and commercial tenants of 52 Sinclair Street a signifi

the options to develop the facilities on the site to encourage tourism. Initially this has involved considering any constraints to development. Given the location adjacent to the loch one of the first investigations was a Flood Risk Assessment which was completed during 2020.

- 4.13 As anticipated the Flood Risk Assessment identified concerns about flood risk. However to clarify the extent of the risk and any potential development area it was recommended that a full topographical survey of the site was undertaken. Accordingly this has been procured and is anticipated to be completed in February 2021. Following receipt of this the Flood Risk Assessment will be finalised on the basis of the actual site levels to inform the next steps.
- 4.14 In the meantime the council is working with the National Park Authority, the Friends of Loch Lomond and local business owners to address short term concerns around anti-social behaviour and public facilities for the year ahead.

Glen Loin car parks, Arrochar

- 4.15 The council leased 2 areas of ground in Arrochar which were developed as car parks in 1995. The leases were due to end in 2020 but have continued on a short term basis while discussions are ongoing with the owners. The council is keen to continue to operate the car parks as they provide a valuable public service however this does require to be based on terms which reflect the costs and benefits of operating the service.
- 4.16 Luss Estates are currently marketing the car park which they own with a closing date set for 12th February 2021. It is intended that the council will submit an offer to purchase the car park reflective of the costs of operation and the outcome of the marketing process will determine the next steps.

5.0 IMPLICATIONS

- 5.1 Policy – None.
- 5.2 Financial – Continue to pursue sale, lease or development of properties that shall generate a financial income for the council.
- 5.3 Legal – The terms and conditions of any property transactions are intended to be delegated to the Executive Director with responsibility for Legal Services.
- 5.4 HR – None
- 5.5 Fairer Scotland Duty
- 5.6 Equalities – Individual projects will be assessed for equalities issues.
- 5.7 Socio economic Duty – None
- 5.8 Islands – Projects which impact on island communities will be individually assessed for impacts.

Douglas Hendry, Executive Director with responsibility for Commercial Services
Councillor Alastair Redman, Policy Lead – Business, Regeneration and Commercial
Development

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For further information contact:

David Allan
Estates & Property Development Manager
The Helensburgh and Lomond Civic Centre
38 East Clyde Street
Helensburgh
G84 7PG
david.allan@argyll-bute.gov.uk
01436 657 620