



**COUNCIL EXECUTIVE**

**SALE OF FORMER WAVERLEY DEPOT, WAVERLEY STREET, BATHGATE**

**REPORT BY HEAD OF FINANCE AND PROPERTY SERVICES**

**A. PURPOSE OF REPORT**

To seek Council Executive approval for the sale of the former Waverley Depot, Waverley Street, Bathgate to Weslo Housing Management Limited.

**B. RECOMMENDATION**

It is recommended that Council Executive:

1. Approves the sale of the former Waverley Depot, Waverley Street, Bathgate which extends to approximately 0.75 acres to Weslo Housing Management Limited for the sum of £105,000 (One Hundred and Five Thousand Pounds).
2. Authorise the Head of Finance and Property Services to carry out further negotiations with the purchaser in respect to the property, on the basis that any revised terms and conditions still represent best value for the council.

**C. SUMMARY OF IMPLICATIONS**

<b>I</b>	<b>Council Values</b>	Being honest, open and accountable; making best use of our resources; working in partnership
<b>II</b>	<b>Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)</b>	Disposal of property governed by S74 (2) of the Local Government (Scotland) Act 1973 and the Disposal of Land by Local Authorities (Scotland) Regulations 2010.
<b>III</b>	<b>Implications for Scheme of Delegations to Officers</b>	None.
<b>IV</b>	<b>Impact on performance and performance Indicators</b>	The sale of this land will contribute towards the council's 2019/20 approved capital receipts target and in doing so will assist the associated capital receipts performance indicator.
<b>V</b>	<b>Relevance to Single Outcome Agreement</b>	We make the most efficient and effective use of resources by minimising our effect on the built and natural environment.
<b>VI</b>	<b>Resources - (Financial, Staffing and Property)</b>	A financial receipt would be received in 2018/19 of £105,000.

<b>VII</b>	<b>Consideration at PDSP</b>	Not Applicable.
<b>VIII</b>	<b>Other consultations</b>	A copy of this report has been provided to the local elected members for information.

#### **D. TERMS OF REPORT**

Following the completion of the new Whitehill Service Centre, the former Waverley Depot became surplus to requirements and was vacated in May 2018. The site extends to approx. 0.75 acres and shown on the location plan within the Appendix. The Depot is held on the Housing Revenue Account and the Tenant Panel has agreed to the sale of the property.

Weslo Housing Management Limited (Weslo) is a Registered Social Landlord operating in the West Lothian Council area. The company's key objective is to provide affordable, good quality rented housing.

Working in partnership with Almond Housing Association (AHA), Weslo are also developing a nearby property in Waverley Street for social housing. This is shown illustrated on the attached plan. Given the potential for locational economies of scale, Weslo and AHA expressed an interest in the former depot to develop both sites in tandem.

Following this approach, the council commissioned an independent valuation from the District Valuer who valued the property at £105,000 on the basis of the use being restricted to affordable housing use and reflecting development costs associated with demolition of the existing buildings, removal of fuel tanks and appropriate contamination allowances.

Consequently the following terms were agreed, subject to Council Executive approval and the Weslo board approval;

1. The subjects of sale comprise the former Waverley Depot, Waverley Street, Bathgate as shown outlined on the attached plan.
2. The purchaser will be Weslo Housing Management Limited.
3. The purchase price will be £105,000 (exclusive of VAT if applicable)
4. Each party will meet their own legal costs.
5. The transaction will be subject to the following;
  - a) Weslo obtaining planning permission
  - b) Weslo obtaining Scottish Government Grant funding
  - c) Weslo being satisfied as to their site investigations
  - d) Weslo Board approval

The council is committed to increasing the number of affordable homes within West Lothian and, working in partnership with Weslo and AHA, will enable the former depot site to be redeveloped.

It is recommended that Council Executive approves the sale of the former depot to Weslo Housing Management Limited on the terms set out above.

Delegated powers are also recommended to be granted to the Head of Finance and Property Services to conclude any further negotiations that may be required with the purchaser, including any required amendment to the purchase price, provided always that the amended purchase price would still represent the best capital receipt for the Council.

#### **E. CONCLUSION**

It is considered in the council's best interest that the former Waverley Depot, Waverley Street, Bathgate be sold to Weslo Housing Management Limited in accordance with the terms set out in this report.

#### **F. BACKGROUND REFERENCES**

none

Appendices/Attachments: Location Plan

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**Donald Forrest, Head of Finance and Property Services**

Date of meeting: 5 February 2019