

8. SALE OF FORMER WAVERLEY DEPOT, WAVERLEY STREET, BATHGATE

The Council Executive considered a report (copies of which had been circulated) by the Head of Finance and Property Services seeking approval for the sale of the former Waverley Depot, Waverley Street, Bathgate to Weslo Housing Management Limited.

The report recalled that 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 extended to approximately 0.75 acres. The Depot was held on the Housing Revenue Account and the Tenant Panel had agreed to the sale of the property.

Weslo Housing Management Limited, a Registered Social Landlord operating in the West Lothian area, was working in partnership with Almond Housing Association (AHA) to develop a nearby property in Waverley Street, Bathgate. Therefore given the locational economies of scale, Weslo and AHA had 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 and reflecting development costs associated with the demolition of the existing buildings, removal of fuel tanks and appropriate contamination allowances.

The main terms and conditions of the sale were outlined in the report.

It was recommended that Council Executive :-

1. Approves the sale of the former Waverley Depot, Waverley Street, Bathgate which extended to approximately 0.75 acres to Weslo Housing Management Limited for the sum of £105,000 (on hundred and five thousand pounds); and
2. Authorises 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 represented best value for the council.

Decision

To approve the terms of the report