
ARGYLL AND BUTE COUNCIL

Helensburgh and Lomond Area Committee

COMMERCIAL SERVICES

17th DECEMBER 2021

detailed planning consent for the development outlined above. This is a significant step forward and will help to secure the long term future of this important listed building while also providing new housing in the local area.

52 Sinclair Street, Helensburgh

- 4.7 The Council owns a number of commercial and residential properties between the Co-op and the former Municipal Buildings on Sinclair Street. The Municipal Buildings was sold to Peckhams Investments Ltd last year and work on conversion into a bar / restaurant is now well underway although this has been impacted by the pandemic similarly to a number of development projects.
- 4.8 Working with the flat owners and commercial tenants of 52 Sinclair Street a significant refurbishment programme including replacement of the roof was commenced and was completed in summer 2021. The council owns 2 flats within the building which were initially being considered for disposal.
- 4.9 However, as part of the disposal process, the Estates Section advises other internal departments and community partners that the properties are available in case there is any alternative use which can be identified. In this case Argyll Community Housing Association (ACHA) noted an interest in acquiring the two flats to add to their portfolio of social / affordable housing. Accordingly officers will now progress this proposed sale to ACHA, subject to Scottish Government approval, based on the market value of the properties.

Sawmill Field & Colgrain Business Park sites

- 4.10 Estates and Property Development have been working with the developers of the above sites on access and flooding issues and have previously concluded agreements to facilitate both developments. The Sawmill Field site has commenced the delivery of 143 homes by Bellway Homes Ltd and the Colgrain Business Park site recently secured planning consent in principle for the development of business / commercial space. In both cases the focus has been on developing the sites sustainably to maximise the value for the local area in terms of infrastructure and longer term employment opportunities. Discussions will now move towards appraisal of the options for development working with the developers, Scottish Enterprise and other internal departments as part of the Rural Growth Deal and covid-19 recovery plan.

Helensburgh Waterfront – Commercial development

- 4.11 Following the approval of planning consent and appointment of a contractor to build the new leisure facility on the pier head site Estates and Property Development have been working with the Major Projects team to deal with property related issues on the site. The most significant part of this is in relation to the commercial development area within the masterplan which will be available for marketing following relocation of the facilities from the existing to the new leisure centre.
- 4.12 The next step in this process will be the appointment of a consultant to support an appraisal of the development options for the retail area and the delivery model which will generate the maximum benefit from the site. Accordingly an Invitation to Quote (ITQ) was issued with a return date of 12th November and it is anticipated that a consultant will be appointed before the

end of the year. There has also been some early interest in the site from retailers and developers which is positive.

Loch Lomond (Duck Bay) site

- 4.13 The council has a significant land holding around the Duck Bay site adjacent to Loch Lomond. This is an important area of public recreation but there have

car park and once concluded it is proposed that the facilities could be improved to further support the local economy.

5.0 IMPLICATI

Appendix 1
Blairvadach site phasing plan

