
Report To:	Environment & Regeneration Committee	Date:	15 May 2025
Report By:	Director, Environment & Regeneration	Report No:	ENV026/25/SJ/AG
Contact Officer:	Audrey Galloway	Contact No:	01475 712102
Subject:	Property Asset Management Public Report – (a) request authority to remarket Neil Street Children’s Home (b) result of common good consultation for proposed sale of land at Bogston Lane, Greenock (c) future open space consultation concerning land to the rear of Cloch Road, Gourrock		

1.0 PURPOSE AND SUMMARY

1.1 ☒ For Decision ☐ For Information/Noting

1.2 The purposes of this report are to:

1. request authority to remarket the former Neil Street Children’s Home, Neil Street, Greenock;
2. to advise the Committee of the outcome of a consultation process recently completed in relation to a proposal to sell an area of ground at Bogston Lane Greenock, which is classed as common good. This consultation was carried out to obtain and consider the views of the community in relation to the proposal;
3. request that Committee notes that a report on an ongoing Open Space Consultation concerning a request to sell land to the rear of 54 Cloch Road Gourrock, will be brought before this Committee at a later date for consideration.

2.0 RECOMMENDATIONS

It is recommended that Committee

- 2.1 grants delegated authority to the Director, Environment & Regeneration to place the former Neil Street Children’s Home on the open market for sale, thereafter, to set a closing date when the level of interest justifies it and notes that a further report will be brought before this Committee with a recommendation to accept whichever offer is deemed to provide the greatest economic benefit to the Council
- 2.2 notes the outcome of the common good consultation in relation to a proposed sale of land at Bogston Lane, Greenock; notes that no representations were received either for or against the proposal prior to consideration of the recommendations in the private report of this agenda.
- 2.3 Notes that a report on the outcome of an open space consultation in relation to a proposed sale of land to the rear of 54 Cloch Road, Gourrock will be brought before this Committee for a decision once the consultation has completed on the 16th May 2025.

Stuart Jamieson
Director Environment and Regeneration

3.0 BACKGROUND AND CONTEXT

Neil Street Children's Home

- 3.1 In August 2022, this Committee granted delegated authority to declare the former Neil Street Children's Home as surplus to requirements and to market it for sale, with a report on offers received being brought back to Committee for a final decision to sell. In March 2024, this Committee was advised there may be a service requirement for the property, and it was taken off the market whilst investigations were completed.
- 3.2 It has now been confirmed to Property Services that HSCP have no requirement for the former Neil Street Home and therefore Committee is requested to grant authority to remarket it, with a report on offers received being brought back to Committee for a final decision to sell. The site is shown on the plan attached at **Appendix 1**.

Bogston Lane, Greenock

- 3.3 The current proprietor acquired the site of the former Esso Filling Station at Bogston Lane from the Council in 2018, following which they built 9 small class 4 industrial units. Last year they approached council officers to request that the council sell them the remaining adjacent land at Bogston Lane, as shown outlined on the plan at **Appendix 2**, all as reported in the private papers of this Committee.
- 3.4 As the land at Bogston Lane is common good property, consultation under Section 104 of the Community Empowerment (Scotland) Act 2015 is required. Officers have now completed the necessary consultation. This was advertised on the Council website, sent to all active community councils and various other community groups, and Notices of the proposal were posted at various locations around the site. No representations, either for or against the proposal, were obtained by the end of the consultation period, which was the 1st May 2025.

54 Cloch Road, Gourock – land to rear

- 3.5 Last year an agent for the owner of 54 Cloch Road, Gourock contacted council officers to request that the council sell the land to the rear of that property, which land is shown outlined on the plan attached at **Appendix 3**, to his client. The agent advised his client wished to purchase the land to prevent any future development of the site.
- 3.6 The site sits directly to the rear of number 54 Cloch Road and there is pedestrian access only to it from the higher level at Dunrobbin Drive, Gourock. The site is very steeply sloping and there is little development value in it to the council as there is no vehicular access, as the car park servicing the flats in this location, is situated along the south boundary and is private.
- 3.7 The site is currently classed as open space and the Council is therefore required in terms Section 27 (2A) of the Town and Country Planning (Scotland) Act 1959 to carry out an open space consultation and to have regard to any responses to that consultation when deciding whether or not to proceed with the disposal. That consultation is currently ongoing. It will not be completed by the date of the May Committee, however, it was considered prudent to bring this to Committee's attention now as a full report on same may be brought to a special meeting in June if thought necessary.

4.0 IMPLICATIONS

4.1 The table below shows whether risks and implications apply if the recommendations are agreed:

SUBJECT	YES	NO
Financial	X	
Legal/Risk	X	
Human Resources		X
Strategic (Partnership Plan/Council Plan)		X
Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing		X
Environmental & Sustainability		X
Data Protection		X

4.2 Finance

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (If Applicable)	Other Comments

4.3 Legal/Risk

The legal implications are set out in the body of the report.

4.4 Human Resources

None.

4.5 Strategic

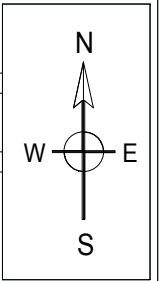
None.

5.0 CONSULTATION

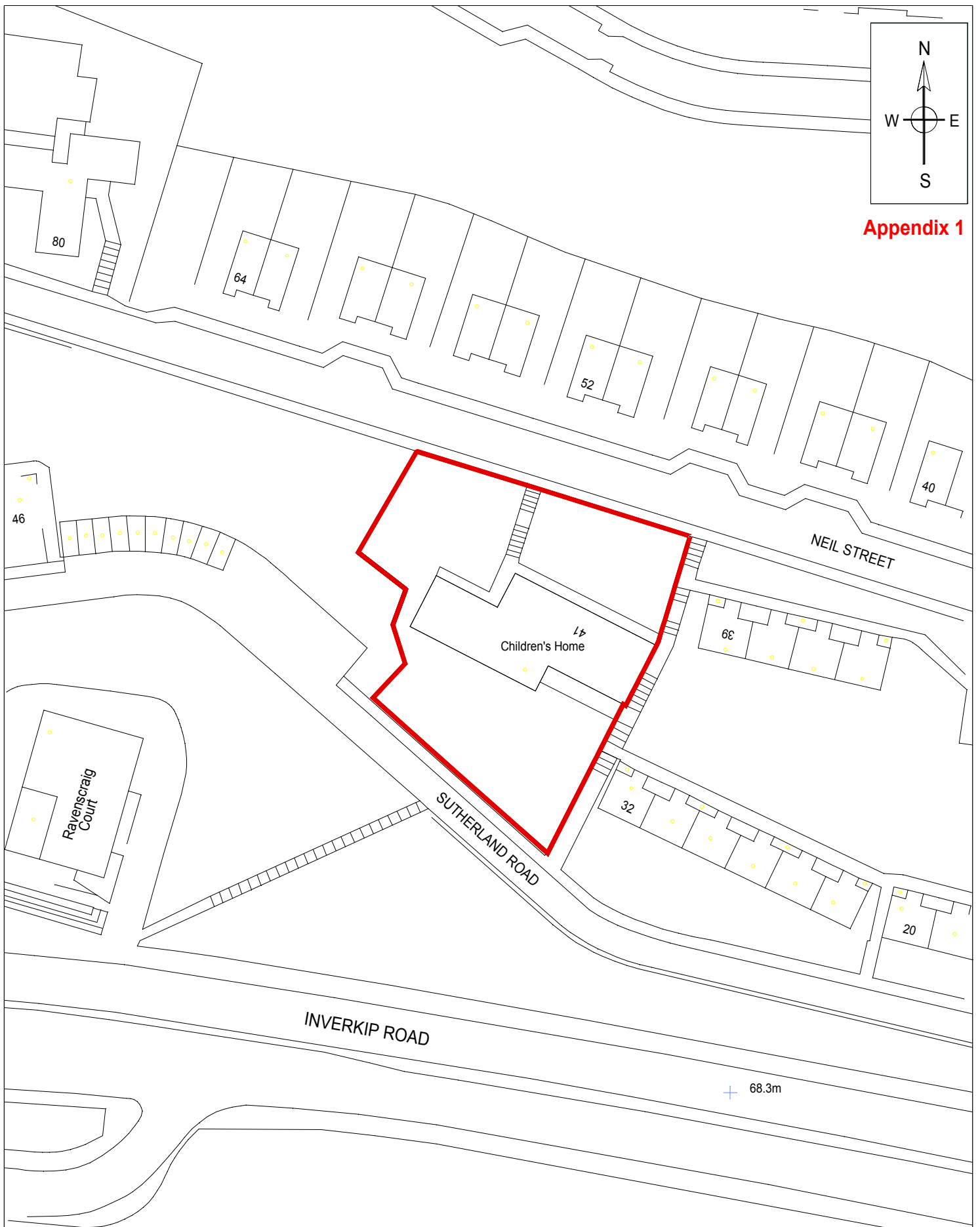
5.1 The report has been prepared following consultation with Legal, Democratic, Digital and Customer Services.

6.0 BACKGROUND PAPERS

6.1 None.



Appendix 1



Neil Street Children's Home

SCALE: 1:750

DRAWN BY:

Originating Group:

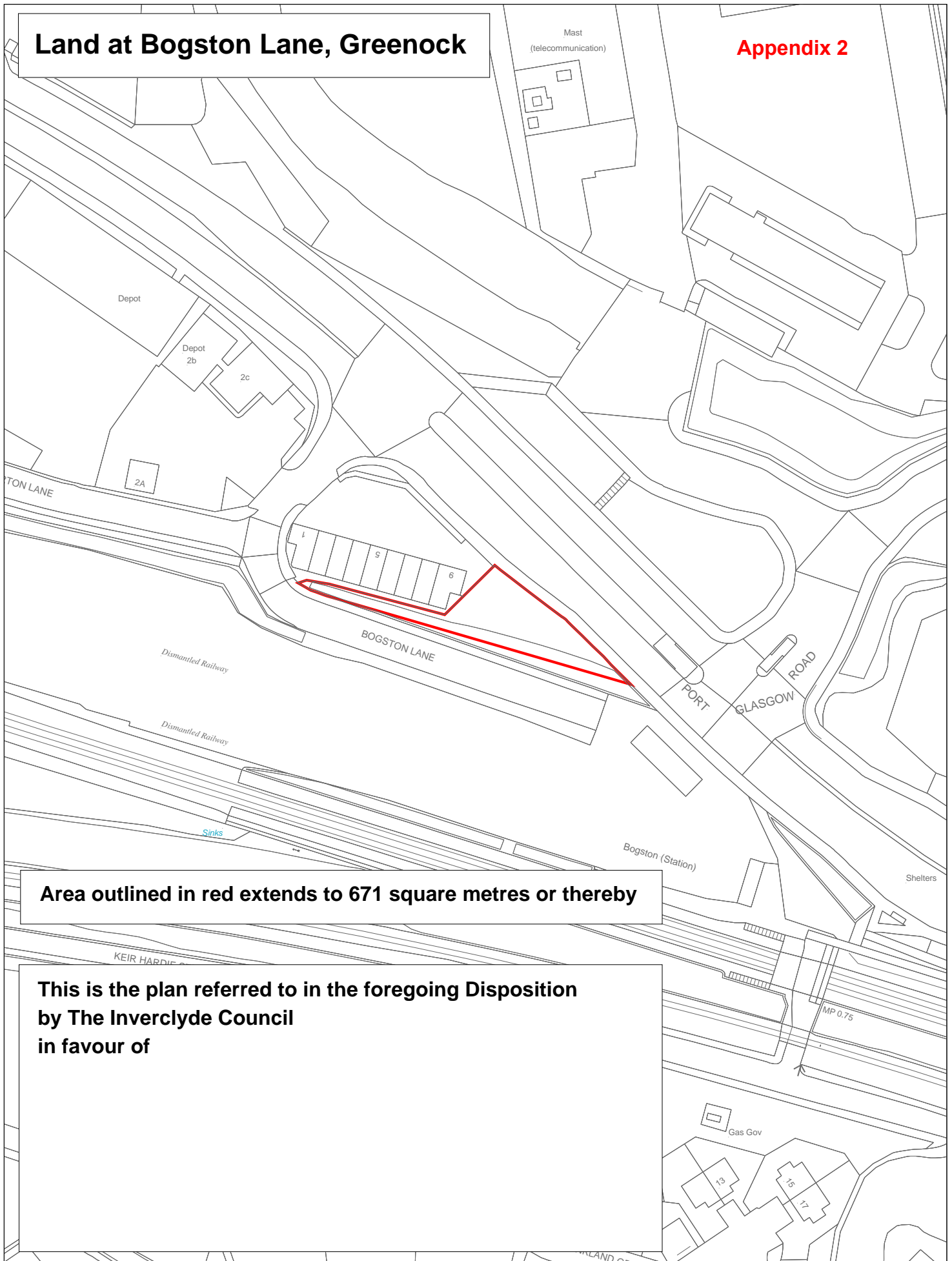
DATE 03/08/2022

Drawing No.

Neil Street Children's
Home, Greenock

Land at Bogston Lane, Greenock

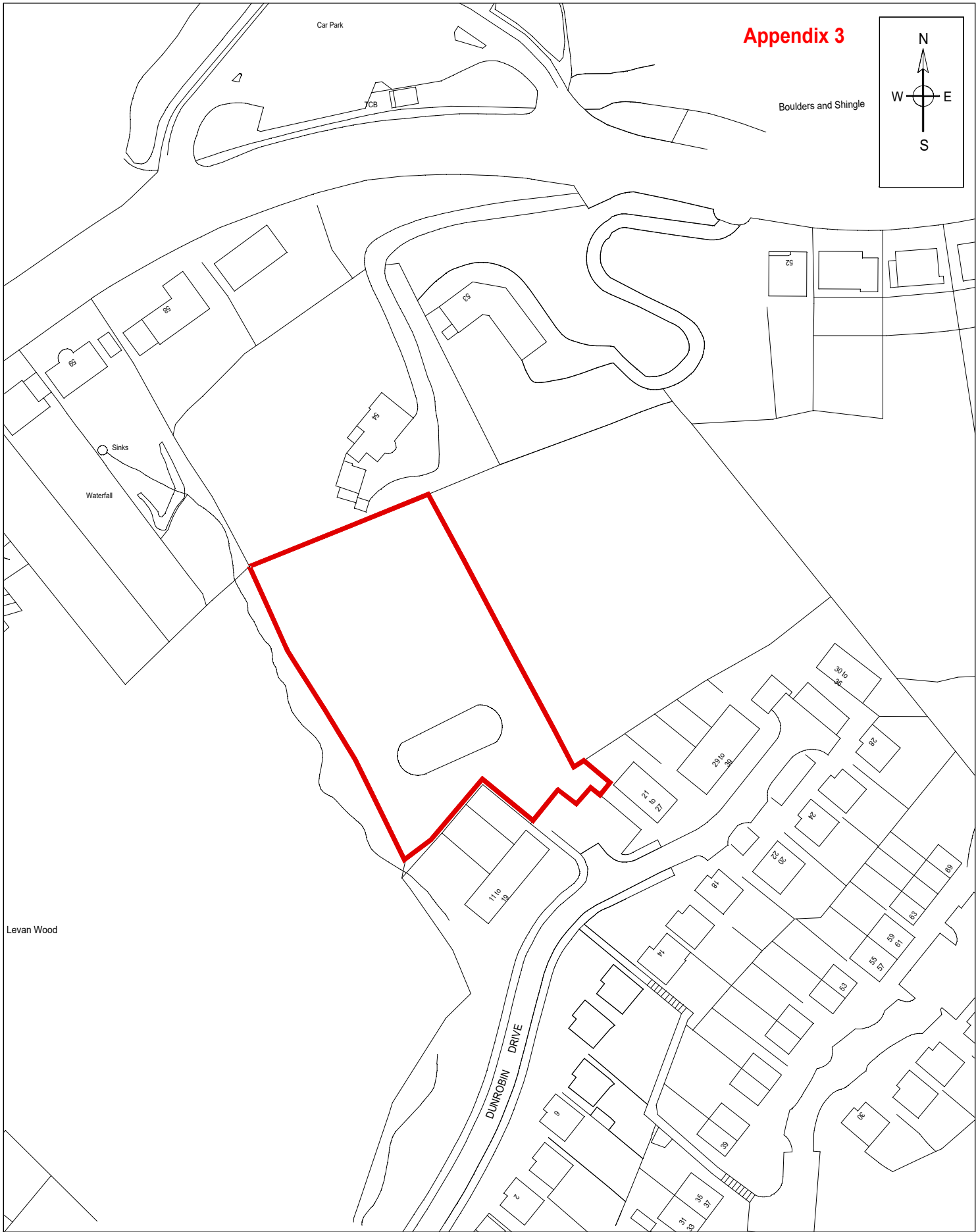
Appendix 2



Area outlined in red extends to 671 square metres or thereby

This is the plan referred to in the foregoing Disposition
by The Inverclyde Council
in favour of





The area shown bounded in red extends to 0.393 Hectares or thereby.

SCALE: 1:1250

DRAWN BY:

DATE 28/02/2025

Originating Group:

Drawing No. 54 Cloch Rd, Gourack - Land at rear of

THIS PLAN IS INDICATIVE ONLY.

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