

To: Infrastructure, Land and Environment Policy Board

On: 28th August 2019

Report by: Director of Communities Housing & Planning

Heading: Disposal of Barnbrock Farm

1. Summary

- 1.1 This report seeks to inform the Board of the ongoing review of Clyde Muirshiel Regional Park assets and seeks the Board's agreement that Barnbrock Farm – the Park's former operational Headquarters - is surplus to Council requirements and should be marketed for sale.
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2. Recommendations

It is recommended that Board:

- 2.1 acknowledge Clyde Muirshiel Regional Park Joint Committee's decision to declare Barnbrock Farm surplus to the Park's operational requirements;
- 2.2 agree that Barnbrock Farm is now surplus to the Council's requirements and consents to market the site for sale, and;
- 2.3 note the concurrent project to enhance the visitor infrastructure at Castle Semple Visitor Centre.
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3. Background

- 3.1 On the 20th February 2015 the Clyde Muirshiel Regional Park (CMRP) Joint Committee agreed to review the assets and resources within the Park. A key outcome of this was to refocus service accommodation and provision from Barnbrock Farm, the Park's former Headquarters, to Castle Semple Visitor Centre (CSV) owing to its improved accessibility and potential for enhancement.
- 3.2 Barnbrock Farm is located approximately 5km north of Lochwinnoch. The rural site extends to 1.96ha and consists of a farmhouse, offices, storage facilities and a former campsite (see Appendix 1 – 'Barnbrock Farm Plan'). In 2016 the Joint Committee agreed to close Barnbrock Farm to all visitors following a sustained period of operating at a loss. On the 21st June 2019 the CMRP Joint Committee declared Barnbrock Farm operationally surplus, recognising the site's under-performance as both a visitor destination and staff resource. The Joint Committee also agreed that Renfrewshire Council should carry out the necessary processes to dispose of the site in line with the relevant legal, financial and procedural regulation.
- 3.3 Engagement with Park stakeholders has underlined the desire for investment in Castle Semple Country Park (CSCP), the flagship visitor facility in the Regional Park and one of the most significant visitor attractors in Renfrewshire. Visits to CSCP account for more than half of the total number of those to the Regional Park, and in recent years have shown the most growth. In December 2018 Renfrewshire Council was granted LEADER funding to deliver a feasibility and design exercise to enhance the visitor accommodation at Castle Semple Visitor Centre.

4. Next Steps

- 4.1 Board is asked to agree that Barnbrock Farm is now surplus to the Council's requirements and consent to market the site for sale.
- 4.2 Further collaboration will take place with Park stakeholders to identify the enhancement opportunities at Castle Semple Visitor Centre. If realised, these opportunities could allow Park's scope of services to grow and improve its sustainability.
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Implications of the Report

1. **Financial** - None
2. **HR & Organisational Development** - None
3. **Community/Council Planning – None**
4. **Legal** - The titles have been checked and there are no known impediments which would prevent the Council from seeking to dispose of the Asset subject to the usual searches and appropriate adjustments and negotiations.
5. **Property/Assets** - The availability of the property will be advertised
6. **Information Technology** - None
7. **Equality & Human Rights** -
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website
8. **Health & Safety** - None9. **Procurement** – None
10. **Risk** - None.11. **Privacy Impact** - None
12. **Cosla Policy Position** – Not applicable
13. **Climate Risk** - None. Any Climate Risk implications will be addressed in subsequent Reports."

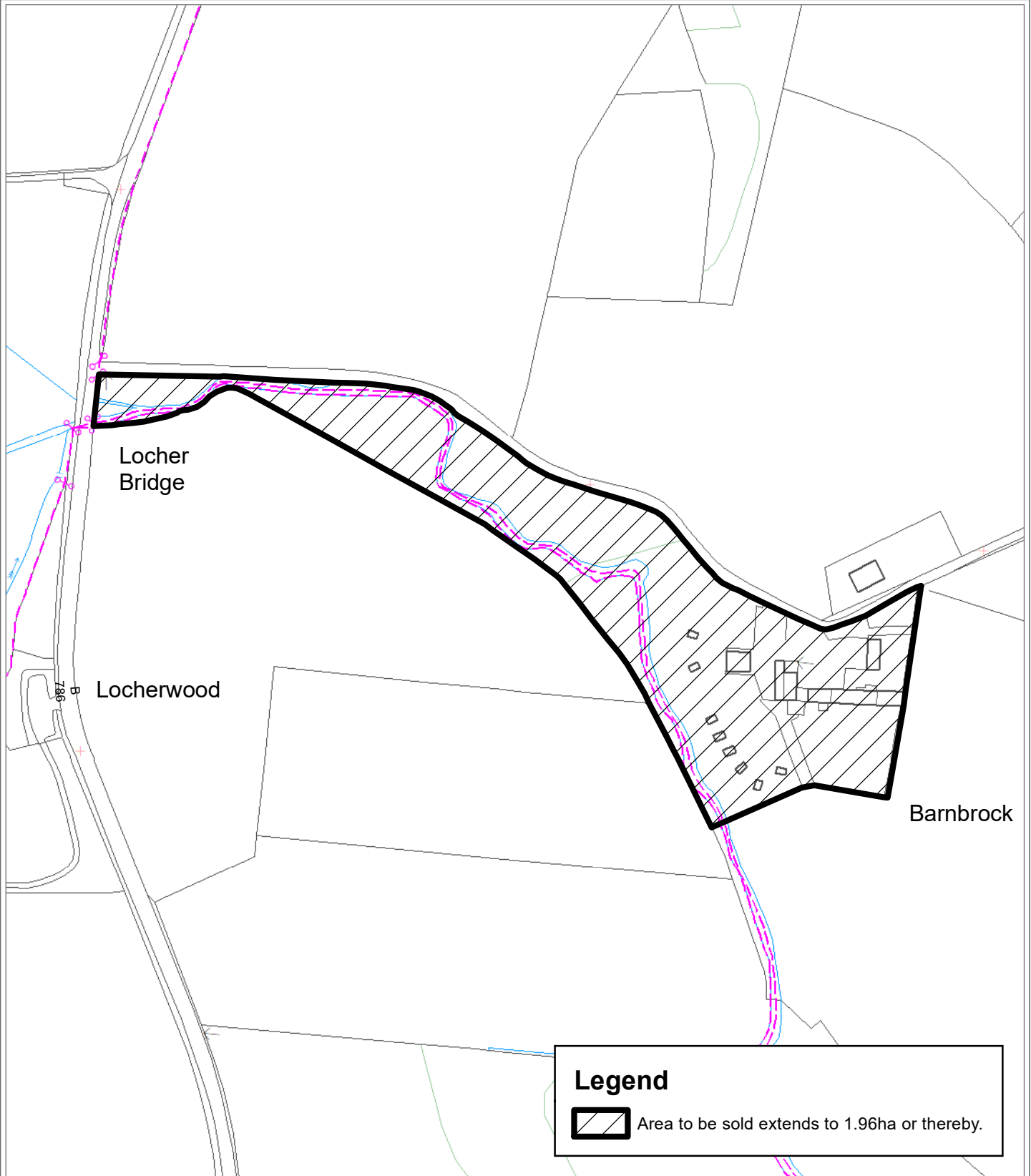
List of Background Papers

- (a) Report to Clyde Muirshiel Regional Park Joint Committee, 21st June 2019, 'Barnbrock Farm'.

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Date: 13/08/2019



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