

ANNEX 2 – PROPERTY SCHEDULE

EAST RENFREWSHIRE COUNCIL PROPERTY SCHEDULE REQUEST FOR PROPERTY INFORMATION		
PROPERTY	Training Centre, 4D Rouken Glen Park, Giffnock G46 7UG	
UPRN	000131044533 - Training Centre 4D Rouken Glen Park	
LOCATION	The subjects are located in the East Renfrewshire Town of Giffnock within the Rouken Glen Public Park. These subjects are situated a short distance from the Thornliebank Town Centre within a predominantly residential area. Access to the Park is via pedestrian access points from Davieland Road or Rouken Glen Road, with the main vehicular entrance to the park from Rouken Glen Road. The property sits within a public park comprising children's play facilities, café, restaurant, veterinarian, public toilets, 5-a-side football pitches and a pavilion. Giffnock benefits from a well serviced rail and road transport network. Whitecraigs Railway Station is located some 0.8 miles south of the subjects off Ayr Road providing regular links to Glasgow City Centre. There are frequent bus services running linking it to neighbouring local towns and villages. Amenities within close proximity include supermarket branches of Farmfoods and Sainsbury's Darnley, and a number of local retail parades occupied by a mixed of takeaways, hairdressers or public houses. Rouken Glen Park is close to Junction 3 of the M77, linking the area to Glasgow to the north and Ayrshire to the south.	
DESCRIPTION	The subjects comprise multiple buildings situated adjacent to the walled garden within Rouken Glen Park including an office cabin, portacabins, an office and facilities building, a glasshouse, office pods and stores. The facilities building provides office and staff facilities and these subjects are a lean-to type building of sandstone construction with a mono pitch roof which has a concrete tile finish. Within the site there is also a glasshouse and a second store of	

	concrete panel construction with a pitched roof which has a profiled steel finish. The subjects were previously used by Eastwood District and then East Renfrewshire Council's Parks Maintenance team as storage and welfare. The stores once housed a worm-farm using food scraps from the local area. The complex was then used in the early 2000s as the Council's Employability function providing short-term employment opportunities for unemployed people to boost their employability skills, gaining horticulture and grounds maintenance experience. The units were designed to provide basic workshop / storage / office accommodation laid out over four properties. Access is through a common service footpath network which provides links around the park and to the main car park close to the Garden Centre. There is no vehicular traffic permitted within the park without prior approval from Neighbourhood Services.
AREA	The subjects comprise four properties extending to 214 sq. m. (2,303 sq.ft.) or thereby within a site area of 4,400 sq. m (47,361 sq. ft.)
ERC HOLDING FUNCTION	Economic Development Section within East Renfrewshire Council Environment Department. Economic development hold property assets to meet a market failure. The service holds property to facilitate the lack of such an asset in the local area and provide space where employment, business growth and wider economic benefits can be achieved.
ENERGY PERFORMANCE CERTIFICATE RATING	Energy Rating B
ASBESTOS	From records held by East Renfrewshire Council, the presence of asbestos containing built materials in the subjects were deemed to be non-existent.
PROPERTY COST INFORMATION	

RATEABLE VALUE	The Scottish Assessors Association website indicates that the subjects are included in the current Valuation Roll for a Rateable Value of £12,500 effective from February 2024. The Uniform Business Rate for the year 2025/2026 is 49.8p.			
UTILITIES PER ANNUM BASED ON 2024/2025 KNOWN VALUES	ELECTRIC	GAS		WATER RATES
	Depending on usage - £12,000 to £15,000 per annum	Unknown		£2,200 per annum
SERVICE CHARGE	No service charge is currently being charged.			
INSURANCE RECHARGE	2024/2025 recharge was £565 and predicted to rise c.10%. So, say £625 per annum.			
OTHER PROPERTY CHARGES	Additional costs associated with legionella testing, fire risk assessments, portal appliance testing and other property running costs are unknown.			
CURRENT PROPERTY USE & TENURE				
OCCUPANCY	Vacant		Occupied	✓
IF OCCUPIED, WHO OCCUPIES	Voluntary Action East Renfrewshire Training Centre 4D Rouken Glen Park Giffnock G46 7UG ** Temporary occupancy via a licence to occupy. Commercially sensitive terms.			
PLANNING INFORMATION				
PLANNING INFORMATION	Utilising the published local planning information held on the East Renfrewshire Council website, we understand the subjects are governed by the Draft Local Development Plan 2 (LDP2) published in 2019. The plan was submitted to the Scottish Ministers on the 18 th			

	August 2020 for examination and is expected to be adopted on 1st April 2022. The local plan sets out the development strategy, key policies and proposals that provide the land use framework to guide development in East Renfrewshire up to 2029. Information on the asset can be found on the Council's webpage, Local Development Plan at www.eastrenfrewshire.gov.uk/ldp.
RECENT PLANNING APPLICATIONS IN THE IMMEDIATE SURROUNDINGS	Searches of any planning applications for the immediate surroundings are published on the Council's website at www.eastrenfrewshire.gov.uk/planning-applications.
ADDITIONAL INFORMATION	
Historically, the occupancy of the properties within the park have been on medium to long-term lets due to their attractive location. Demand remains high for such park-based properties within East Renfrewshire. East Renfrewshire Council do not hold current costs for the security alarm or phone / broadband lines. These were paid by the previous occupier, and we have been unable to ascertain these values.	