

To: Infrastructure, Land & Environment Policy Board

On: 25 January 2023

Report by: Chief Executive

Heading: Land at Kilpatrick Drive, Erskine

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for the sale of land at Kilpatrick Drive, Erskine.
-

2. Recommendations

It is recommended that the Board:

- 2.1 Authorise the Head of Corporate Governance in conjunction with the Head of Economy & Development to conclude a sale of this land to The Elm Trust, on the basis of the terms and conditions detailed in this report.
-

3. Background

- 3.1 The land shown on the attached plan is within the Erskine Riverfront Transition Area. The site has been advertised over a number of years with a view to attracting a range of possible uses.
- 3.2 Following some recent interest in the site, it was marketed for sale by Graham & Sibbald, Chartered Surveyors, on behalf of the Council, in November 2022. It was also listed as available for sale on the Council's website, and contact was made with parties who had previously expressed an interest in the land.
- 3.3 Sufficient interest was received for a closing date to be set on 19th December 2022. Following the closing date, two offers to purchase were received.

4. **Comment on the offers received**

4.1 The top offer was received from The Elm Trust. They propose to build a place of worship on the site, and have offered a purchase price of £100,000, which is financially acceptable. The purchaser does not require to obtain finance, but a sale is conditional upon securing all necessary planning and statutory consents in connection with the proposed use. The recommendation is to accept this offer.

4.2 The second offer is not financially acceptable.

5. **Proposed terms and conditions of sale;**

5.1 The land to be sold extends to approximately 1.2 acres (0.48 hectares), as shown on the attached plan.

5.2 The purchase price to be paid by The Elm Trust shall be £100,0000.

5.3 Each party shall meet their own legal and professional expenses incurred in concluding the sale.

5.4 A sale is subject to the purchaser obtaining all necessary planning and statutory consents required in connection with their proposed use.

5.5 Note that the sale must be concluded within 12 months from the date of this Board otherwise revised terms and conditions will be renegotiated.

5.6 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Economy & Development to protect the Council's interest.

Implications of the Report

1. **Financial** – Capital receipt of £100,000 to be received.

2. **HR & Organisational Development** – None.

3. **Community Planning** –

Empowering our Communities – Sale would provide the opportunity for a new place of worship in Erskine town centre.

4. **Legal** – Sale of land required.

5. **Property/Assets** – As per report.

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. 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 – None.

9. Procurement – None.

10. Risk – None.

11. Privacy Impact – None.

12. Cosla Policy Position – N.A.

List of Background Papers

(a) N/A

Author: andrew.smith@renfrewshire.gov.uk

