
To: Infrastructure, Land & Environment Policy Board

On: 25 January 2023

Report by: Chief Executive

Heading: Land Adjacent to Barnwell Street Bridge, Paisley

1. Summary

- 1.1 This report advises the Board on the provisional terms and conditions agreed for the sale of land adjacent to Barnwell Street Bridge, Paisley.

2. Recommendations

It is recommended that the Board:

- 2.1 Declare the land adjacent to Barnwell Street Bridge, Paisley, as detailed on plan E3314, surplus to requirements and authorise the Head of Corporate Governance to conclude a sale on the basis of the terms and conditions detailed in this report.

3. Background

- 3.1 The City Deal project (GAIA) acquired land under Compulsory Purchase Order (CPO) from ForFarmers in July 2019 to facilitate the construction of the new bridge across the White Cart. The land acquired extended to 1,519 sqm, as shown coloured pink on the attached plan "ForFarmers CPO LIP 13".
- 3.2 The bridge design in this location was refined during the design & build phase of the construction contract, providing a more economical solution.

This new design avoids the need to replace operational filter beds which continue to provide the drainage solution for a neighbouring business premises. As a result, the bridge as constructed requires less land than originally acquired under the CPO.

- 3.3 Following on from these design changes and completion of the new bridge, a fence has been installed to mark the extent of the land required by the bridge/road's infrastructure. This has highlighted there is an area of land acquired under the CPO, but which is not required for the infrastructure as built. This area of land extends to 378 sqm – see attached plan E3314.
- 3.4 Air Sea Scotland Ltd have indicated they would like to purchase this 'excess' land from the Council. If the land is considered surplus to operational requirements, the Council are entitled to deal directly with Air Sea Scotland under the Council's standard operating procedures for Special Disposal Categories –
 - a) Sales or leases to adjoining owners/occupiers or external landlords.
 - b) Sales to previous owners where land was acquired under a Compulsory Purchase Order (CPO) - Whilst Crichton Down procedures apply strictly to central government, it is good practice for local authorities to apply the same rules.
- 3.5 For Farmers sold their site (excluding the area acquired by the Council under CPO) to Bidfood Developments Ltd. They in turn sold an area of land between the river and Air Sea Scotland's offices to Air Sea Scotland. As a result, Air Sea Scotland are now the 'previous owner' in terms of the CPO and are the neighbouring owner on two sides of the plot.

4. Proposed terms and conditions of sale;

- 4.1 The purchase price to be paid shall be £11,000 which is considered to be full market value. No VAT will be charged.
- 4.2 The Purchaser shall meet the Council's reasonable legal expenses incurred in concluding the sale.
- 4.3 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Programme Director – City Deal and Infrastructure to protect the Council's interest.

Implications of the Report

- 1. **Financial** – Capital receipt of £11,000 to General Services account.
- 2. **HR & Organisational Development** – None.

3. **Community Planning** – None.
4. **Legal** – Sale of property.
5. **Property/Assets** – As per report.
6. **Information Technology** – None.
7. **Equality & Human Rights**

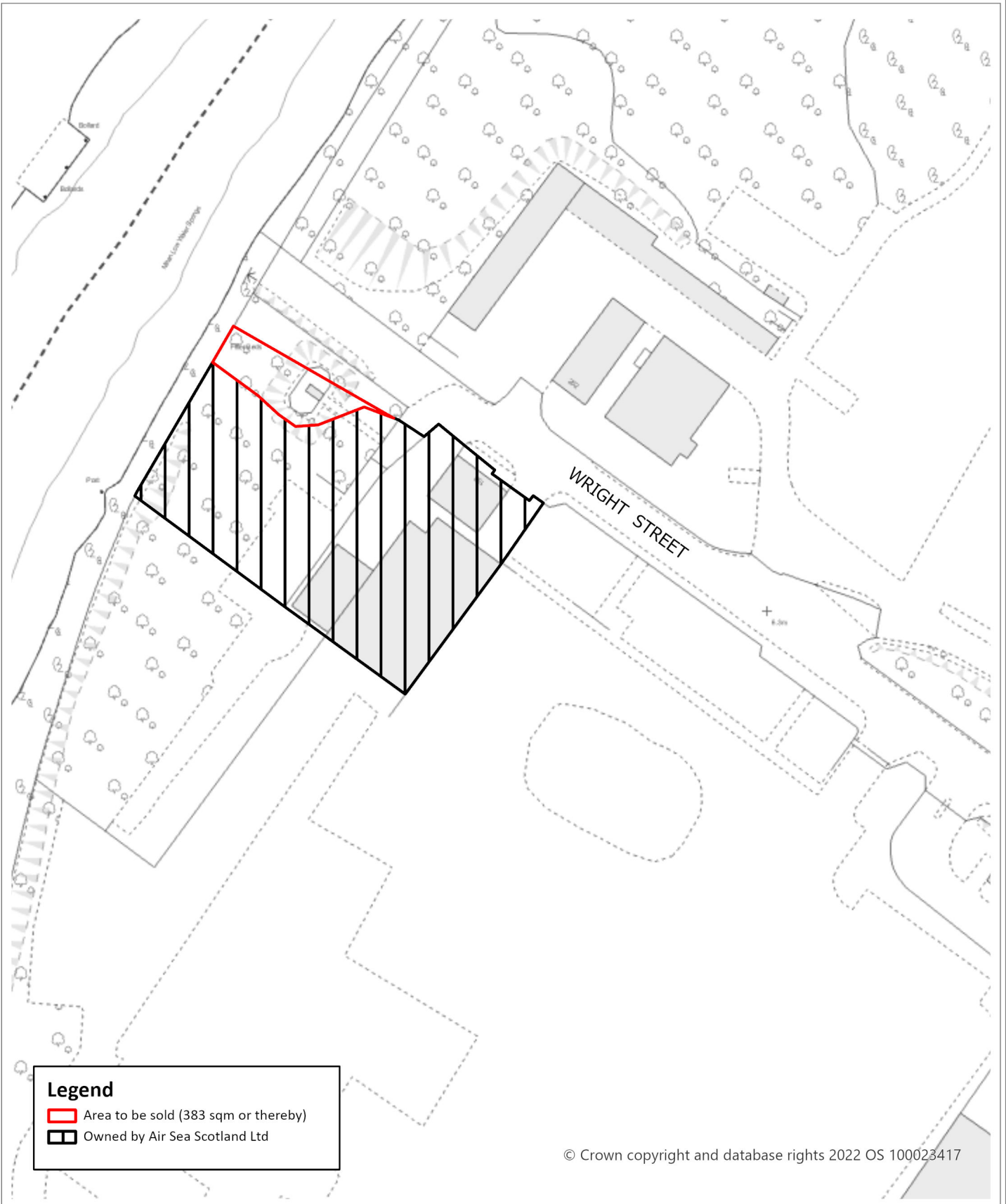
(a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the 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** – Not Applicable.

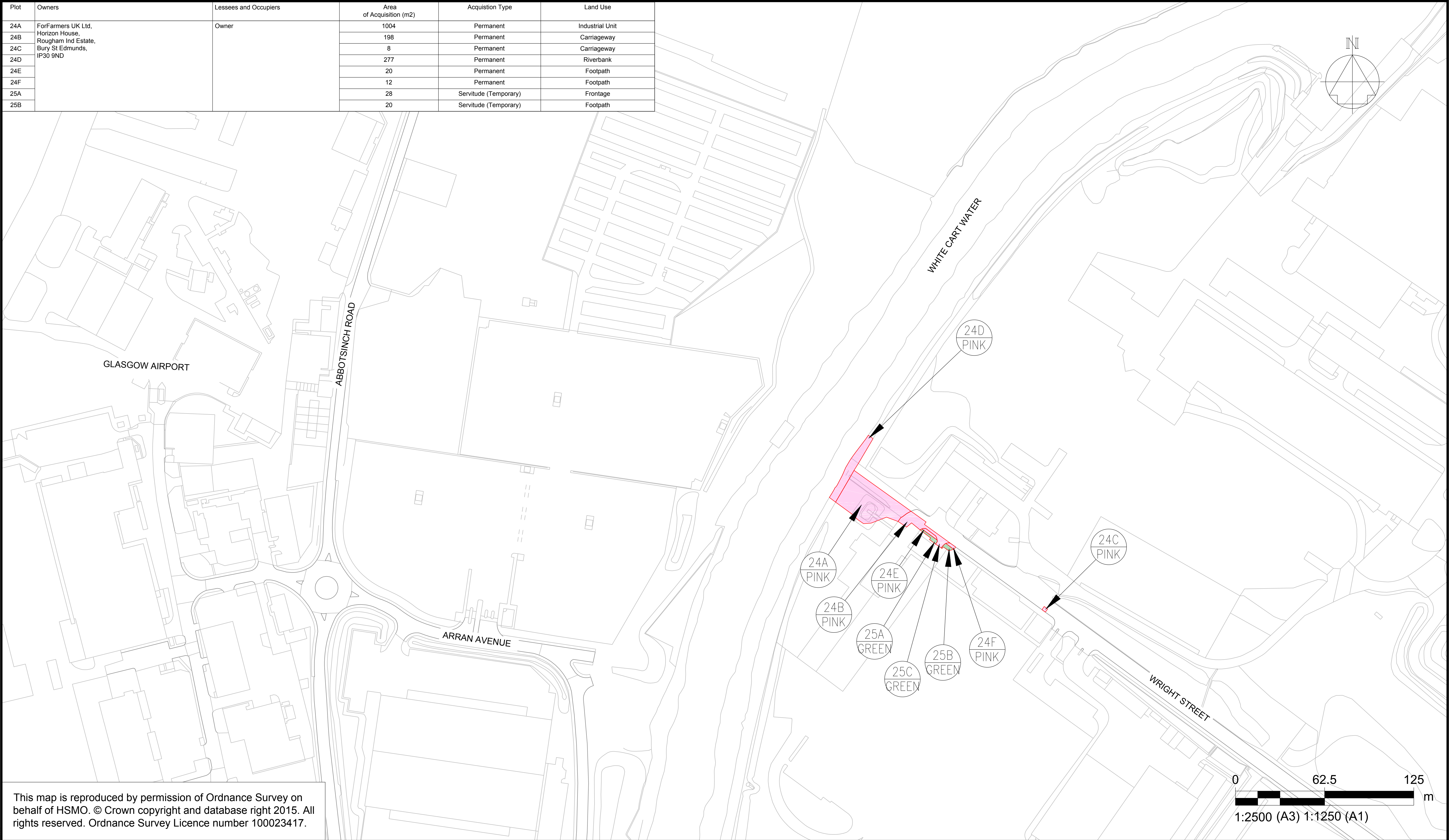
List of Background Papers

- (a) Not Applicable.

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Plot	Owners	Lessees and Occupiers	Area of Acquisition (m2)	Acquisition Type	Land Use
24A	ForFarmers UK Ltd, Horizon House, Rougham Ind Estate, Bury St Edmunds, IP30 9ND	Owner	1004	Permanent	Industrial Unit
24B			198	Permanent	Carriageway
24C			8	Permanent	Carriageway
24D			277	Permanent	Riverbank
24E			20	Permanent	Footpath
24F			12	Permanent	Footpath
25A			28	Servitude (Temporary)	Frontage
25B			20	Servitude (Temporary)	Footpath



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RENFREWSHIRE COUNCIL



KEY:



LAND TO BE ACQUIRED



TEMPORARY SERVITUDE
RIGHT TO BE ACQUIRED

LIP Plan No.13

GLASGOW AIRPORT INVESTMENT AREA
COMPULSORY PURCHASE ORDER 2018
LAND INTEREST PLAN