



To: Environment Policy Board

On: 27 January 2016

Report by: Director of Community Resources and Director of Finance & Resources

Heading: Disposal of Land at Sandyford Road, Paisley

1. Summary

- 1.1 The purpose of this report is to seek authority to declare the area of ground at Sandyford Road, Paisley indicated on the attached plan as surplus to requirements.
-

2. Recommendations

It is recommended that Board:-

- 2.1 Declare the area of land at Sandyford Road, Paisley as indicated on the attached plan surplus to requirements.
 - 2.2 Authorise the sale thereof to the adjoining proprietor, Trident (Scotland) Ltd, on such terms and conditions as may be negotiated by the Head of Property Services under delegated powers.
 - 2.3 Authorise the Head of Corporate Governance to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest.
 - 2.4 Note that the Head of Planning will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.
-

3. Background

- 3.1 The area of land, which is held on the Roads account, extends to approximately 1,023 sqm (0.25 acres) and lies between Sandyford Road and the M8 slip road.
- 3.2 Trident (Scotland) Ltd is a neighbouring land owner and also owns the nearby office block known as Trident House. Their proposal is to combine the two plots to develop additional car parking for Trident House.
- 3.3 Although surplus to current operational requirements it is acknowledged that there could be a requirement for this land if alterations to the M8 slip road are contemplated under the City Deal Project. This is currently a reserve option for the City Deal project and as such a buy back provision will be included in any sale. This option will allow the Council to acquire the land at any time within 10 years of the sale date, at a price based on the purchase price updated to reflect changes in the RPI over the intervening period.
- 3.4 The area of ground concerned is such that the purchase price/value of the ground will be at a level upon which delegated powers granted to the Head of Property Services for the disposal of surplus property will be utilised.
- 3.5 The purchaser will be required to seek planning consent for the change of use from open space and to secure consent for the formation of a car park.
- 3.6 The purchaser will be liable to meet the Council's reasonable professional and legal expenses in processing this transaction.

Implications of the Report

1. **Financial** – General Services Account will receive a minor capital receipt.
2. **HR & Organisational Development** – none.
3. **Community Planning** –
Children and Young People – None

Community Care, Health & Well-being -None

Empowering our Communities - None

Greener - None

Jobs and the Economy - Improvement of employment opportunities within the area.

Safer and Stronger - None

4. **Legal** – *Negotiation of the legal terms of the sale contract and completion of the sale.*
5. **Property/Assets** – *Negotiation of the commercial terms of the sale contract and completion of the property disposal.*
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** – none.
9. **Procurement** - none.
10. **Risk** – none.
11. **Privacy Impact** – none.

Author: Margaret Law
Senior Asset & Estates Surveyor
0141 618 4697
margaret.law@renfrewshire.gov.uk

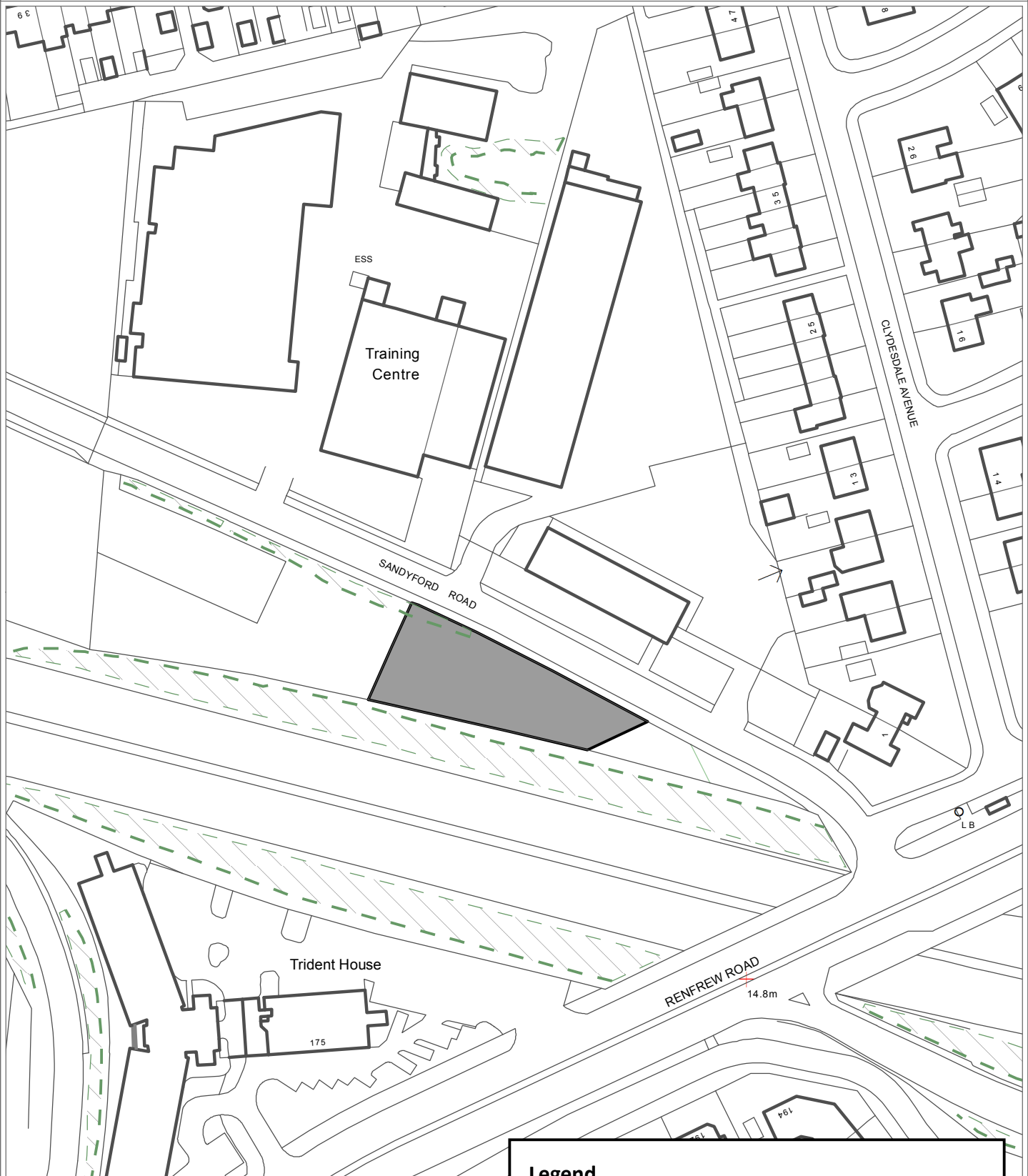
Ref: Document 1

Date: 13/01/2016

Land at Sandyford Road, Paisley Report / Disposal Plan Ref. E2428

User: howardhaughj2

Date: 11/12/2015



Legend

E2428, Area to be disposed extends to 1023sqm or thereby

Notes: