
To: Infrastructure, Land & Environment Policy Board

On: 15 March 2023

Report by: Chief Executive

Heading: Land at Broomlands Street, Paisley

1. Summary

- 1.1 This report seeks consent to the disposal of land at Broomlands Street, Paisley to J & A Developments Ltd. on the basis of the terms and conditions contained in this report.

2. Recommendations

- 2.1 It is recommended that the Board:

Grant authority to the Head of Economy & Development and the Head of Corporate Governance to conclude the disposal of land at Broomlands Street, Paisley shown shaded and hatched on the attached plan, to J & A Developments Ltd, subject to the terms and conditions contained in this report.

3. Background

- 3.1 The Infrastructure, Land & Environment Board on 8th November 2017 declared the land shown outlined on the attached plan surplus to requirements. The intention was to dispose of this land to Nixon Blue Ltd, subject to them acquiring the adjacent Ogilvie Club site.
- 3.2 The Ogilvie Club ultimately sold their land to J & A Developments Ltd instead. J & A Developments Ltd envisage that they could build 40 flats on the Ogilvie Club site in isolation, but that approximately 60 flats could be built if the Council's land was incorporated, enabling a better designed development. This difference of 20 flats is the value to the Council in selling this site.

It should be noted however that the total number of flats developable will only be determined once planning permission has been obtained.

3.3 The Council's land at Broomlands Street comprises a tarmac area formerly the site of public toilets which were demolished in August 2013. There is also an area of mature trees and shrubs, over which there are no tree preservation orders. The area shown shaded is the road solum of the former John Street, over which the Council has part ownership. The area shown hatched is fully within the ownership of the Council.

3.4 Discussions have taken place with agents for J & A Developments Ltd, and the following main terms and conditions of sale have been provisionally agreed.

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

4.1 The purchase price payable for the land shown hatched and shaded on the attached plan extending to approximately 1,538 square metres (0.38 acres) shall be £250,000 plus VAT. This is on the basis that the purchaser obtains planning permission for the development of 60 flats.

4.2 If planning permission for either more or less than 60 flats is secured, then the purchase price will be adjusted pro-rata on the basis of a rate of £12,500 per flat.

4.3 The purchaser shall meet the Council's reasonable legal and professional expenses incurred in concluding the transaction, capped at £1,000.00.

4.4 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property Services to protect the Council's interest.

Implications of the Report

1. **Financial** – Purchase price of approximately £250,000 plus VAT to be received.

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

3. **Community Planning** –

Jobs and the Economy - Potential new residential development will boost the regeneration of the west end of Paisley.

4. **Legal** – Disposal 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** – Not Applicable.

List of Background Papers

(a) Report to Infrastructure, Land & Environment Board on 8th November 2017

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Renfrewshire
Council

Land at Broomlands Street, Paisley

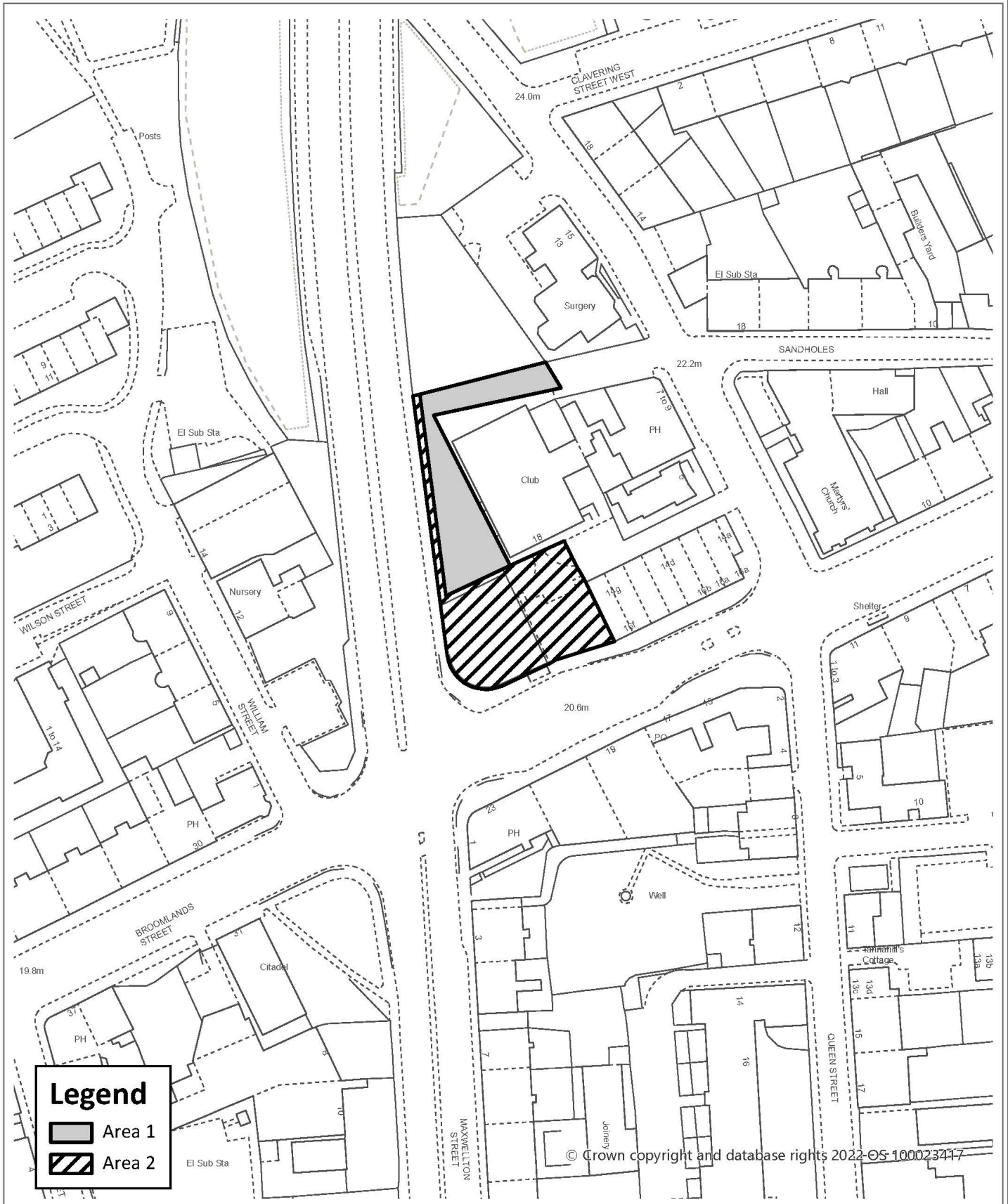
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Scale: 1:1,250

User: howardhaughj2

Date: 02/02/2023



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