

To: Housing & Community Safety Policy Board

On: 12th May 2015

Report by: Director of Finance & Resources

Heading: Land at Abbey Road, Elderslie

1. Summary

- 1.1 This report seeks consent to declare the land at Abbey Road, Elderslie, shown outlined on the attached plan, surplus to the Council's requirements in order to enable a disposal to the adjoining owner, Dawn Homes Ltd.
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2. Recommendations

It is recommended that the Board:-

- 2.1 Declare the land at Abbey Road, Elderslie shown outlined on the attached plan surplus to the Council's requirements in order to enable a disposal to the adjoining owner Dawn Homes Ltd.
- 2.2 Note that disposal will be subject to appropriate terms and conditions of sale being approved by the Planning & Property Policy Board.
- 2.3 Note that disposal of the land will be subject to the Director of Finance & Resources obtaining appropriate Scottish Ministers consent in terms of Section 12(7) of the Housing (Scotland) Act 1987 for the disposal of land held on the Housing Revenue Account.
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3. **Background**

- 3.1. The Council owned site at Abbey Road, Elderslie shown outlined on the attached plan extends to approximately 2.1 acres, and adjoins approximately 14.01 acres of land within the ownership of Dawn Homes Ltd. The full 16.11 acres at this location has historically been greenbelt land, however the recently adopted Renfrewshire Local Development Plan has identified this site as having the potential to accommodate a new build private housing development of around 140 units. Dawn Homes would be in a position to develop their own site in isolation without the Council's land, but they approached the Council with a request to purchase the Council's interest in order to achieve a better planned development in both design terms and marketability, by building along the frontage of Abbey Road.
- 3.2. The Head of Planning & Economic Development and the Head of Amenity Services have both had site of the proposed layout in terms of pre-application consultations and are of the view that it would be more appropriate for the site to be developed as a whole. A detailed planning application will follow in early course, should the Council approve the proposed sale.
- 3.3. Disposal negotiations have taken place with Dawn Homes Ltd. and a significant capital receipt is expected. The main terms and conditions of disposal provisionally agreed will be reported separately to the Planning & Property Policy Board, should the Board declare this site surplus to the requirements of the Council.

Implications of the Report

1. **Financial** – A significant capital receipt will be received for the Housing Revenue Account.
2. **HR & Organisational Development** – None.
3. **Community Planning** –
Wealthier & Fairer – Disposal will allow the purchaser to build a better planned new build housing development.
4. **Legal** – Disposal of land to be concluded.
5. **Property/Assets** – As per this 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 because no groups or individuals have any involvement currently at the property. 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.

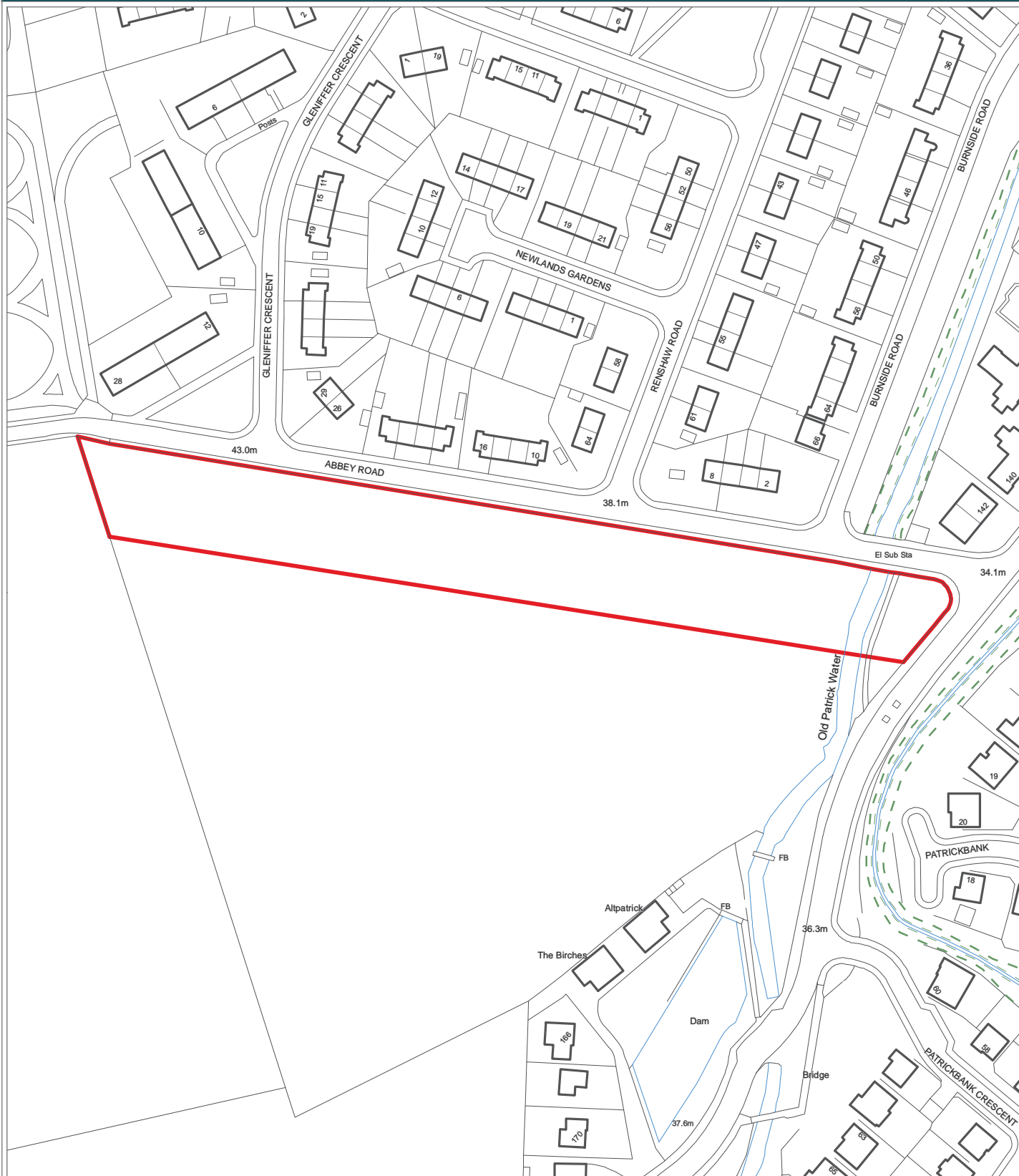
8. **Health & Safety** – none.

9. **Procurement** – none.

10. **Risk** – none.

11. **Privacy Impact** – none.

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