

**To: Housing & Community Safety Policy Board**

**On: 26 January 2017**

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**Report by: Director of Finance & Resources**

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**Heading: Disposal of land located adjacent to the former Paton's Mill, High Street, Johnstone**

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**1. Summary**

- 1.1 The purpose of this report is to declare the area of land located adjacent to the former Paton's Mill, High Street, Johnstone, shown on the attached plan E2571, as surplus to requirements.
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**2. Recommendations**

**It is recommended that the Board:**

- 2.1 Declare the area of land located adjacent to the former Paton's Mill, High Street Johnstone, shown on the attached plan E2571, as surplus to requirements.
- 2.2 Authorise the sale thereof to the adjoining proprietor of the former Paton's Mill, 4<sup>th</sup> Developments (Johnstone) Limited, 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.
  - 2.5 Note that the disposal of this land will have deemed consent from Scottish Ministers in terms of the new regulations for proposed disposal of HRA land & property.
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### 3. **Background**

- 3.1. The area of land, which is held on the Housing Revenue Account, comprises a total of 0.13 acres or thereby. This land is largely unused overgrown land and of very limited value. The land is situated between the former Paton's Mill and the rear of residential properties located on Thomson Avenue, Johnstone. It is not essential for the former Mill site which can be developed without this land. However, it will be used to provide additional planting/screening between the proposed retail warehouse development and the existing housing on Thomson Avenue to improve the area aesthetically.
  - 3.2. 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.
  - 3.3. The purchasers will be required to seek planning consent for the change of use from open space and to secure consent for the inclusion of this area with their redevelopment of the former Mill site.
  - 3.4. The purchasers will be liable to meet the Council's reasonable professional and legal expenses in processing this transaction.
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### **Implications of the Report**

- 1. **Financial** – The HRA will benefit from a 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** – Developer changes their mind on the need for this ground as part of their overall Development of the former Patons Mill.
11. **Privacy Impact** – None.

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### List of Background Papers

- (a) None

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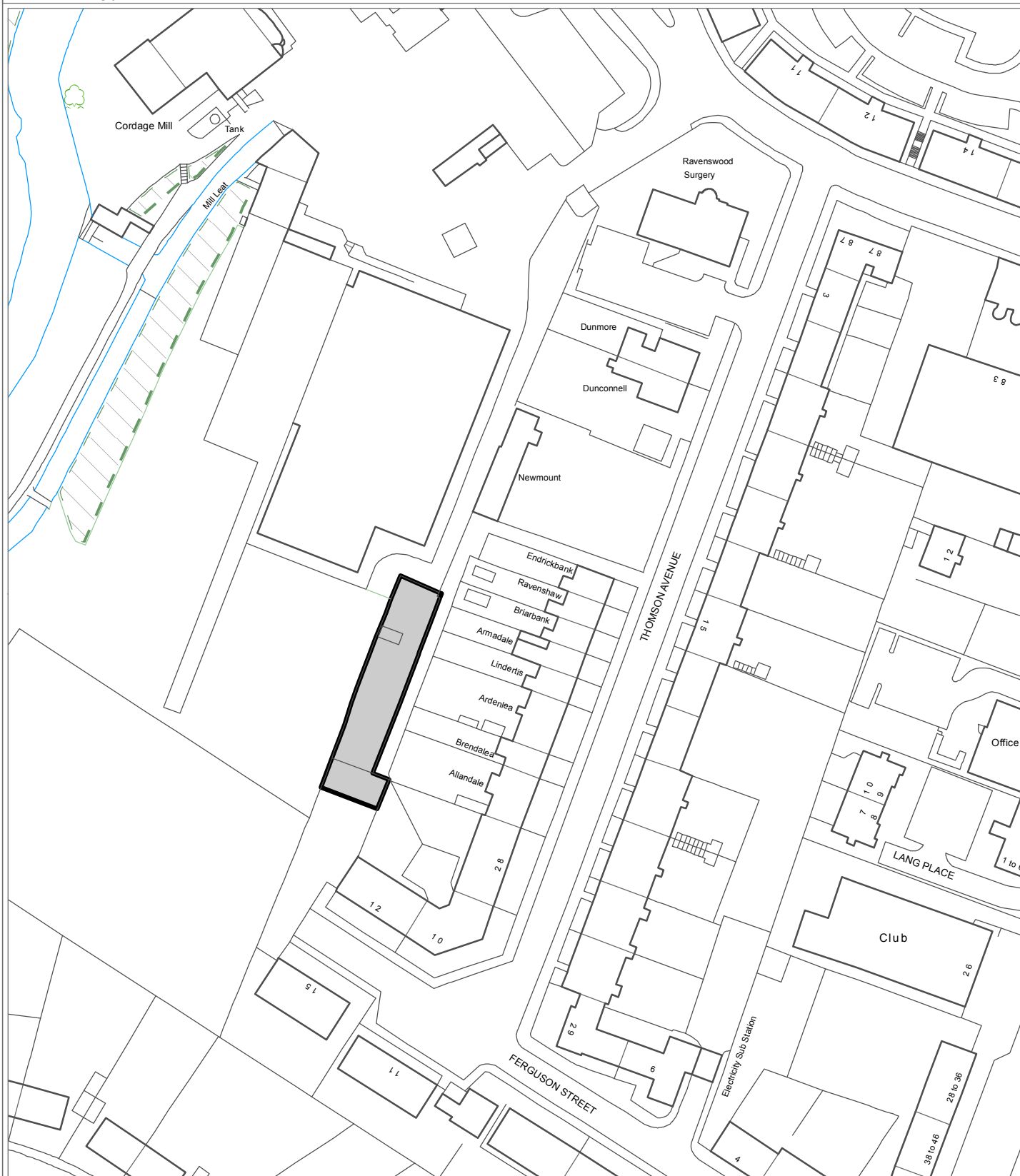
# Proposed Disposal, Thomson Avenue, Johnstone

## Report Plan Ref. E2571



User: howardhaughj2

Date: 20/12/2016



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