

To: Infrastructure Land & Environment

On: 30 May 2018

Report by: Director of Finance & Resources

Heading: Disposal of Land at Milliken Road, Kilbarchan

1. Summary

- 1.1 The purpose of this report is to seek authority to declare the area of ground at Milliken Road, Kilbarchan indicated on the attached plan E2576 surplus to requirements
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2. Recommendations

- 2.1 Declare the area of land at Milliken Road, Kilbarchan as indicated on the attached plan E2576 surplus to requirements.
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- 2.2 Note that the sale of this land to Williamsburgh Housing Association shall be on such terms and conditions as may be negotiated by the Head of Property Services utilising delegated powers.
- 2.3 Authorise the Head of Corporate Governance to conclude the sale of this land which shall include any such terms and conditions that may be deemed necessary to protect the Council's interest.

3. Background

- 3.1 Williamsburgh Housing Association approached the Council with a view to purchasing the area of land, as indicated on the attached plan E2576. This is to assist with the development of the adjacent site which is owned by the Housing Association, on which they propose to build 18 residential units. Williamsburgh have now obtained the necessary planning consent for its proposed development 17/0750/pp obtained on the 16 March 2018.
- 3.2 This development is identified as a priority site, within Renfrewshire Council's Strategic Housing Investment Plan (SHIP), to provide affordable housing within the "villages" and has been approved for grant funding by the Scottish Government.
- 3.3 This site is a General Services account held by Environment & Communities. The Service has confirmed that this area of ground is not required for future operational needs.
- 3.4 If declared surplus, the disposal of this site shall be undertaken utilising the delegated powers of authority granted to the Head of Property Services. The disposal shall be concluded based on the following terms and conditions:-
1. The purchase price is provisionally agreed at £7,500 exclusive of VAT.
 2. The date of entry shall be agreed by both parties
 3. The land shall be sold in its current condition.
 4. The Purchaser shall be responsible for all the Council's reasonably incurred legal and professional fees in relation to this transaction including any land transaction taxes and registration fees.
 5. The purchase price together with any other monies due to the Council shall be paid in full on or before the date of entry by the Purchaser.
 6. The disposal of this land shall be subject to the land being declared surplus by the appropriate Council Board.
 7. The sale of this land shall be subject to all and any other terms considered necessary by the Head of Corporate Governance to protect the Council's interest.

Implications of the Report

1. **Financial** - General Services will receive a minor Capital receipt of £7,500.
2. **HR & Organisational Development** - None.

3. **Community Planning -**

- Our Renfrewshire is thriving – Provides affordable housing options for the Kilbarchan Community
- Our Renfrewshire is well- Improved housing options will offer health benefits.
- Our Renfrewshire is fair- Increased housing options will offer greater opportunities for anyone desiring to live in the village of Kilbarchan.

4. **Legal** – Undertake the necessary Disposal of the Council's title to.

5. **Property/Assets** – As per the contents of 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 the increased housing options for the village of Kilbarchan will benefit the community at large by the disposal of this land which assists the Council's Strategic Housing Investment Plan.

8. **Health & Safety** - None.

9. **Procurement** – None.

10. **Risk** – Williamsburgh Housing Association could change its' mind on seeking the disposal before the legal missives are concluded. The proposed houses would not be constructed and the land would remain within Council ownership.

11. **Privacy Impact** - None.

12. **Cosla Policy Position** – No impact.

List of Background Papers - none

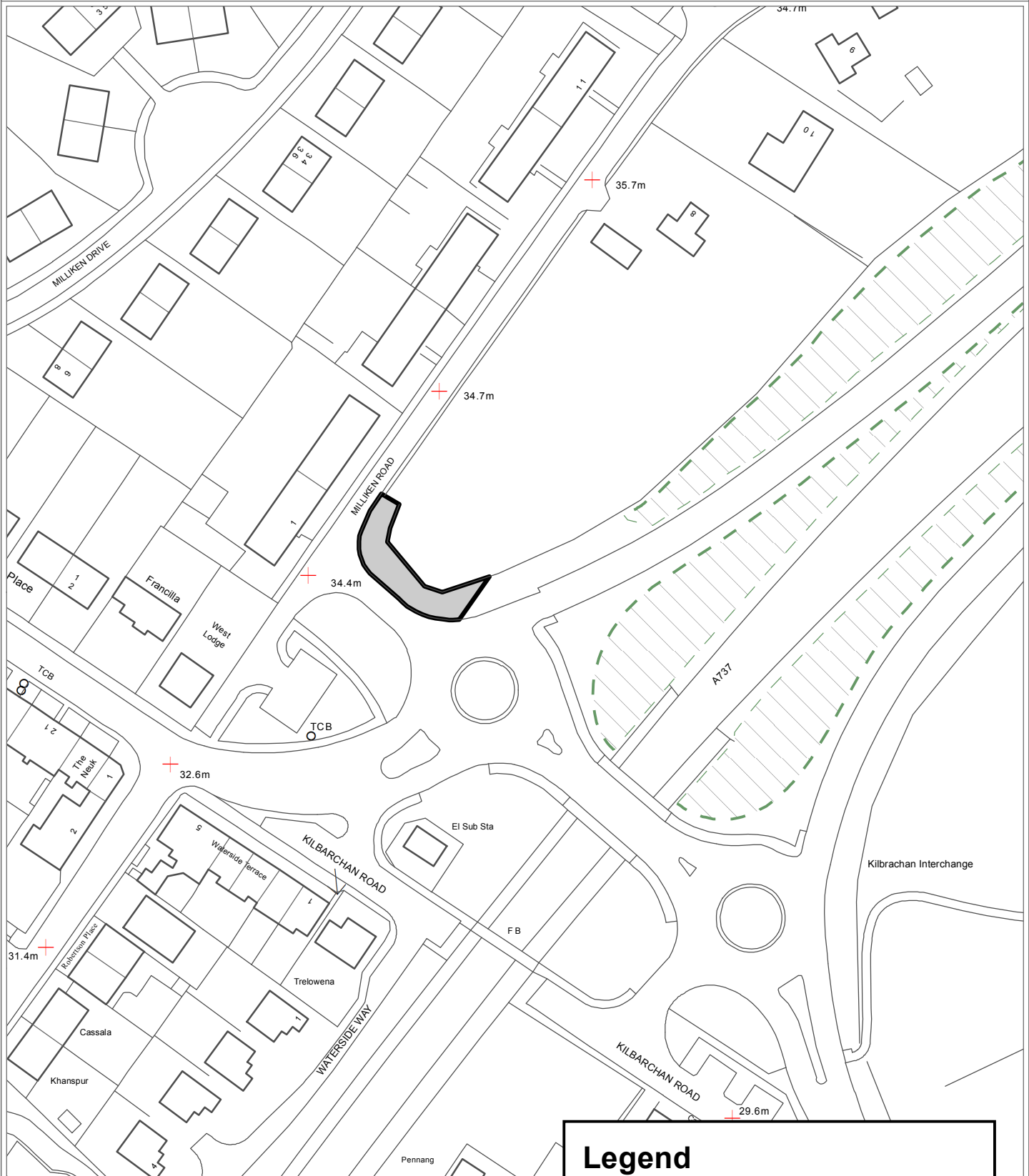
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Proposed Disposal, Milliken Road, Kilbarchan


Report Plan Ref. E2576

User: howardhaughj2

Date: 09/01/2017



Legend

 Area extends to 273sqm or thereby

Notes: