

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

**On: 8<sup>th</sup> November 2016**

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

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**Heading: Shop premises at 57 Kilnside Road, Paisley**

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**1. Summary**

- 1.1 This report seeks consent to declare the shop property at 57 Kilnside Road, Paisley surplus to the Council's requirements, to enable a disposal to the sitting tenant, Ms Susan Hall.
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**2. Recommendations**

It is recommended that the Board:-

- 2.1 Declare the shop property at 57 Kilnside Road, Paisley surplus to the Council's requirements to enable a disposal to the sitting tenant, Ms Susan Hall.
- 2.2 Note that the proposed disposal will be concluded by utilising the delegated powers of the Head of Property Services, subject to appropriate terms and conditions of sale being agreed with the Head of Property and Head of Corporate Governance.

- 2.3 Note that in accordance with the recent changes to Scottish Ministers' consent when disposing of HRA assets, the proposed disposal will be under the General Consent available and will be self certified by the Council.

### 3. **Background**

- 3.1. Ms Susan Hall has been the tenant of the Council owned shop property at 57 Kilnside Road, Paisley on the basis of a year to year lease since 23<sup>rd</sup> December 2009. The current annual rental is £4,250, and the premises trade as a Beauticians.
- 3.2. The shop is located on the ground floor of a 3 storey sandstone tenement, comprising this shop and 5 flats. This shop is the only Council ownership in the building, which is factored by Williamsburgh Housing Association. There is no other Council owned commercial premises in the vicinity.
- 3.3. Ms Hall is keen to invest in the property, but considers that she will have more incentive to do so if she has outright ownership. Following discussions with Property Services as to the value of the property, she has submitted an offer to purchase in the amount of £46,000, which the Head of Property Services believes to be a fair and acceptable offer.
- 3.4. Development & Housing Services has confirmed that as it has no other interest in the building, it would have no objection to the proposed sale, should the board be mindful to declare the shop as surplus.
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### **Implications of the Report**

1. **Financial** – Purchase price of £46,000 to be received and credited to the Housing Revenue Account.
2. **HR & Organisational Development** – none.
3. **Community Planning** –  
**Jobs and the Economy** – Disposal will provide Ms Hall with more incentive to invest in the property.
4. **Legal** – Disposal of property required.

5. **Property/Assets** – The Council will be relieved of responsibility for this property once sold.
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.
12. **CoSLA Policy Position** – none.

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Renfrewshire  
Council

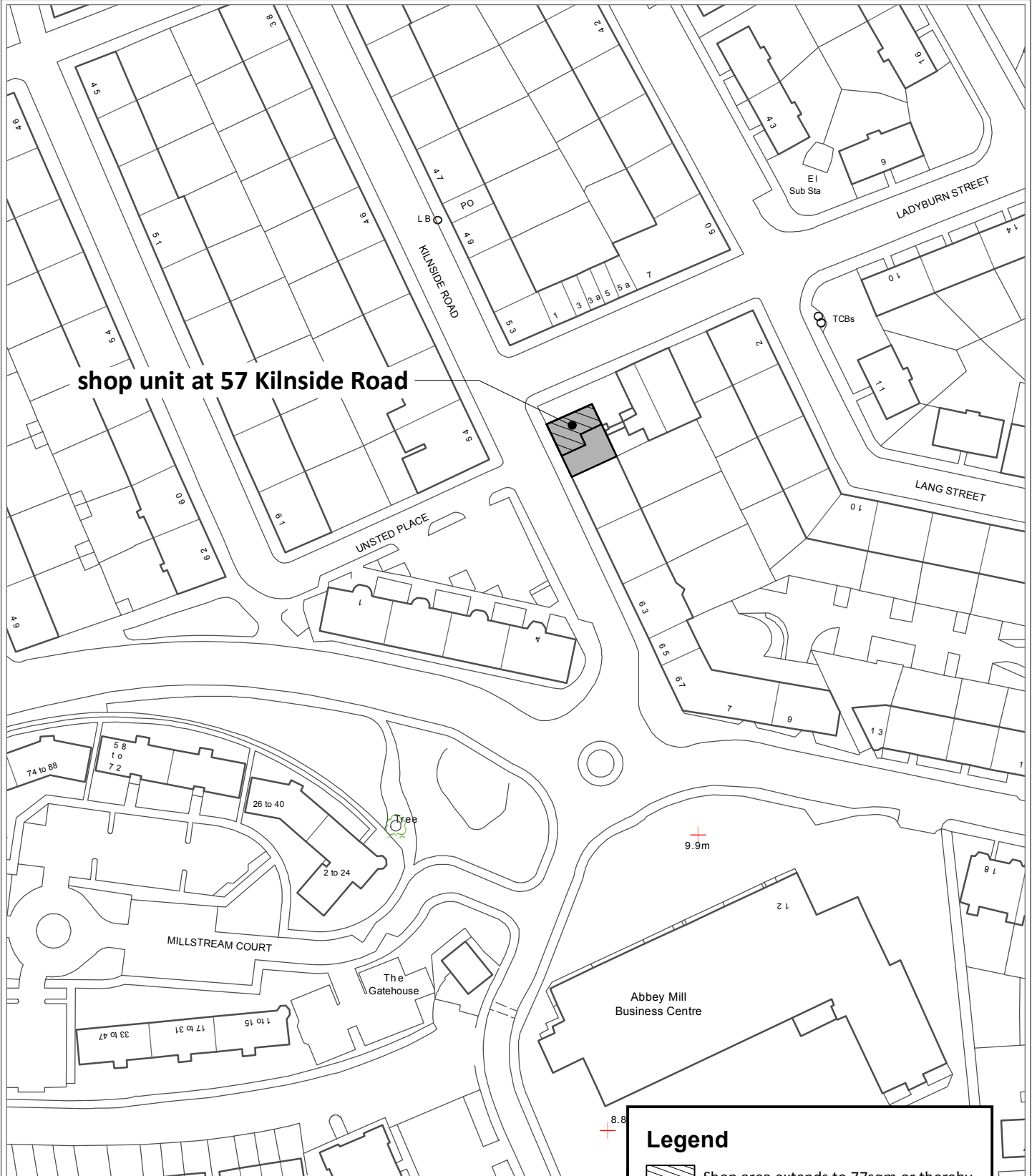
# Shop unit at 57 Kilnside Road, Paisley Report / Disposal Plan Ref. E2506



1:1,250

User: howardhaughj2

Date: 13/10/2016



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