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**To:** Infrastructure, Land and Environment Policy Board

**On:** 29 May 2019

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

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**Heading:** Disposal of land at St Ninians Crescent, Paisley

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1. **Summary**

- 1.1 This report advises the Board of a proposed disposal of land at St Ninians Crescent, Paisley to Link Housing Association, (part of the Link Group), for the development of affordable housing.
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2. **Recommendations**

It is recommended that the Board:-

- 2.1 Authorise the Head of Property and the Head of Corporate Governance to dispose of the land at St Ninians Crescent shown indicated on the attached plan E2826 to Link Housing Association, on the terms and conditions detailed within this report.
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3. **Background**

- 3.1 Renfrewshire's Strategic Housing Investment Plan 2019/20 – 2023/24 was approved by the Communities Housing & Planning Board at its meeting on 30 October 2018 and sets out how investment in affordable housing will be targeted to achieve the objectives of the Local Housing Strategy. This was approved following consultation and engagement with Community Planning partners, including the Housing Associations operating in Renfrewshire.

- 3.2 The plan identified Link Housing Association as the partner for the development of the site at St Ninians Crescent identified on plan E2826. Following discussions with Link Housing Association, they have indicated a proposal to develop approximately 23 new affordable homes for social rent, on the area of ground shown indicated on the attached plan.
- 3.3 Link have undertaken detailed site investigations, and provided reports confirming that ground conditions are very poor, such that abnormal development costs in excess of £700,000 are required. These costs effectively eradicate the agreed site valuation of £276,000, therefore Link are looking to acquire this site at nil cost. Council officers have analysed the accuracy of the abnormal cost reports received, and although this figure has been reduced through negotiation, extraordinary development costs greater than £276,000 still exist, supporting a site transfer at nil value.
- 3.4 Deemed consent for the transfer of land from the Housing Revenue Account to a Registered Social Landlord will be provided in terms of Scottish Government Guidance on the Disposal of Assets from the Housing Revenue Account.
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#### **4. Proposed terms and conditions of sale**

- 4.1 The following provisional terms and conditions of sale have been agreed with Link Housing Association;
- 4.1.1 The purchase price payable for the land shown outlined on the attached plan, which extends to approximately 0.74 Hectares, shall be £1.00, if asked.
  - 4.1.2 The sale of the land is subject to the purchasers obtaining all necessary planning and statutory consents required for their proposed development.
  - 4.1.3 Each party shall bear their own legal and professional expenses incurred in concluding the sale with the purchaser responsible for meeting any land transaction taxes and registration dues.
  - 4.1.4 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property to protect the Council's interest.
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#### **Implications of the Report**

1. **Financial** – No capital receipt to be received.

2. **HR & Organisational Development** – None.
3. **Community Planning**  
  
Building strong, safe and resilient communities. Increasing the supply of affordable housing and regenerating communities.
4. **Legal** – Disposal of land required.
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** – Not applicable.
10. **Risk** – None.
11. **Privacy Impact** – Not applicable.
12. **Cosla Policy Position** – Not applicable.

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### **List of Background Papers**

Background Paper 1 – Report to Communities, Housing and Planning Policy Board on 7 November 2017 entitled 'Renfrewshire Strategic Housing Investment Plan 2018/19 to 2022/23'

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**Author:** Andrew Smith – 0141 618 6180. [andrew.smith@renfrewshire.gov.uk](mailto:andrew.smith@renfrewshire.gov.uk)





Renfrewshire  
Council

# Land at St Ninians Crescent, Paisley

## Report / Disposal Plan Ref. E2826



1:1,250

User: howardhaughj2

Date: 23/01/2019



Notes:

### Legend

Areas to be disposed extend to 0.74 hectares or thereby