
To: Communities and Housing Policy Board

On: 16 May 2023

Report by: Chief Executive

Heading: Land adjacent to 8 Fulwood Avenue, Linwood

1. Summary

- 1.1 The purpose of this report is to declare an area of land adjacent to 8 Fulwood Avenue, Linwood surplus to requirements. The land sits within the Housing Revenue Account.

2. Recommendations

2.1 It is recommended that the Board:

- i) Declare the area of land shown on the attached plan surplus to requirements, with a view to disposing of it to the adjacent owner of 8 Fulwood Avenue, Linwood.
- ii) Authorise the sale thereof to the adjoining proprietor of 8 Fulwood Avenue, Linwood, on such terms and conditions as may be negotiated by the Head of Economy & Development utilising delegated powers.
- iii) Authorise the Head of Corporate Governance in conjunction with the Head of Housing to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest.

3. Background

- 3.1 The area of land shown on the attached plan extending to approximately 26 sqm is currently garden ground leased to the Council house tenant of 6 Fulwood Avenue, Linwood.

- 3.2 The owner of 8 Fulwood Avenue has expressed an interest in acquiring this land to provide additional garden ground. An agreed purchase price has been reached, but this is subject to the Board declaring the ground surplus.
 - 3.3 The purchase price of the land will be at a level upon which delegated powers granted to the Head of Economy & Development for disposal purposes will be utilised.
 - 3.4 The purchaser will be liable to meet the Council's reasonable professional and legal expenses incurred in processing this transaction.
 - 3.5 The Head of Housing, in consultation with the tenant of 6 Fulwood Avenue, is not opposed to the land being declared surplus.
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Implications of the Report

1. **Financial** – The HRA will benefit from a minor capital receipt.
 2. **HR & Organisational Development** – None.
 3. **Community Planning** – None.
 4. **Legal** – Conveyancing of land required.
 5. **Property/Assets** – As per 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. 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** – Not Applicable.
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List of Background Papers

(a) None.

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CHIEF EXECUTIVE'S ASSET & ESTATES SECTION



Renfrewshire
Council

TITLE

REPORT PLAN
LAND TO REAR OF
6/8 FULWOOD AVENUE, LINWOOD

DRAWING No.

E3359

SCALE

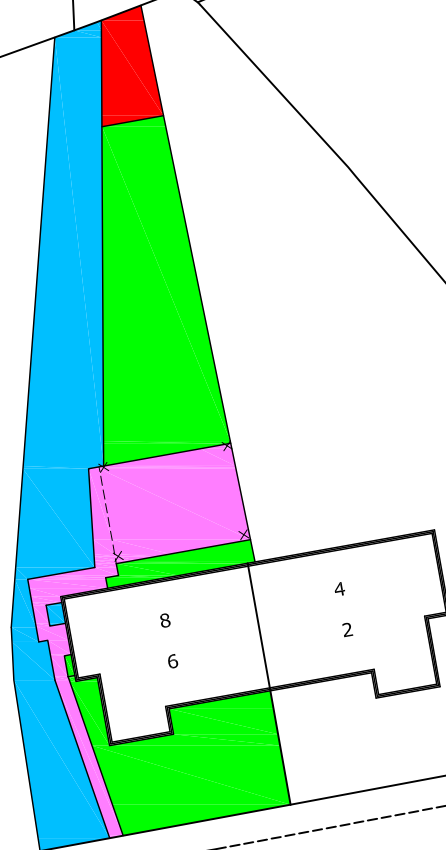
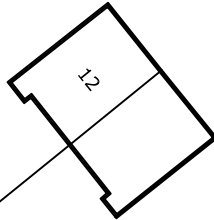
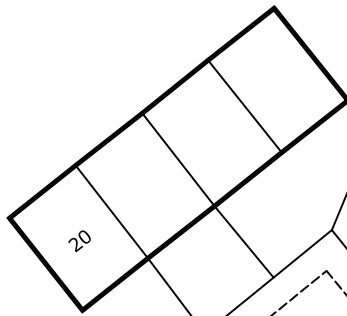
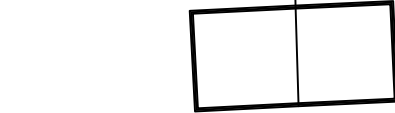
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DRAWN BY

JW

DATE

APR 2023



FULWOOD AVENUE

LEGEND



AREA TO BE SOLD TO PROPRIETOR OF 8 FULWOOD AVENUE
EXTENDS TO 26.0sq.m OR THEREBY



EXISTING OWNERSHIP OF 8 FULWOOD AVENUE



EXISTING TENANCY OF 6 FULWOOD AVENUE



COMMON AREA