

To: Communities & Housing Policy Board

On: 25 October 2022

Report by: Chief Executive

Heading: Disposal of Land to the Rear of 18 Blackstoun Avenue, Linwood

1. Summary

- 1.1 The purpose of this report is to declare the area of land to the rear of 18 Blackstoun Avenue, Linwood, shown shaded red on the attached plan (E3166) as surplus to requirements.

2. Recommendations

It is recommended that the Board:

- 2.1 Declare the area of land located to the rear of 18 Blackstoun Avenue, Linwood shown on the attached plan (E3166) surplus to requirements, with a view to disposing to the adjacent owner.
- 2.2 Authorise the sale thereof to the adjoining proprietor of 18 Blackstoun Avenue, Linwood, on such terms and conditions as may be negotiated by the Head of Economy & Development utilising 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 Chief Planning Officer 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.

3. Background

- 3.1 This area of land, which is held on the Housing Revenue Account, extends to 101 sqm or thereby and is an area of garden ground currently allocated for use by the occupiers of No 16 Blackstoun Avenue. The occupiers of number 16 do not use this land as there is sufficient garden ground located directly to the rear of their property.
- 3.2 The applicant has expressed an interest in acquiring this land to provide additional garden ground for their use. The land although currently allocated for use by the occupiers of number 16, is located directly to the rear of number 18, as can be seen on the attached plan. The sale of this land will leave a suitable garden area for the Council property at number 18. An agreed purchase price has been reached; but this is subject to the Board declaring the ground surplus.
- 3.3 The applicant will be obliged to obtain planning permission for a change of use, if required.
- 3.4 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.
- 3.5 The purchaser will be liable to meet the Council's reasonable professional and legal expenses incurred in processing this transaction.
- 3.6 The Head of Housing has confirmed that this area of land has no operational requirement and is not opposed to the land being declared surplus.

Implications of the Report

- 1. **Financial** – The HRA will benefit from a modest 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.
13. **Climate Risk** – None.

List of Background Papers

- (a) None

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CHIEF EXECUTIVE'S ASSET & ESTATES SECTION



Renfrewshire
Council

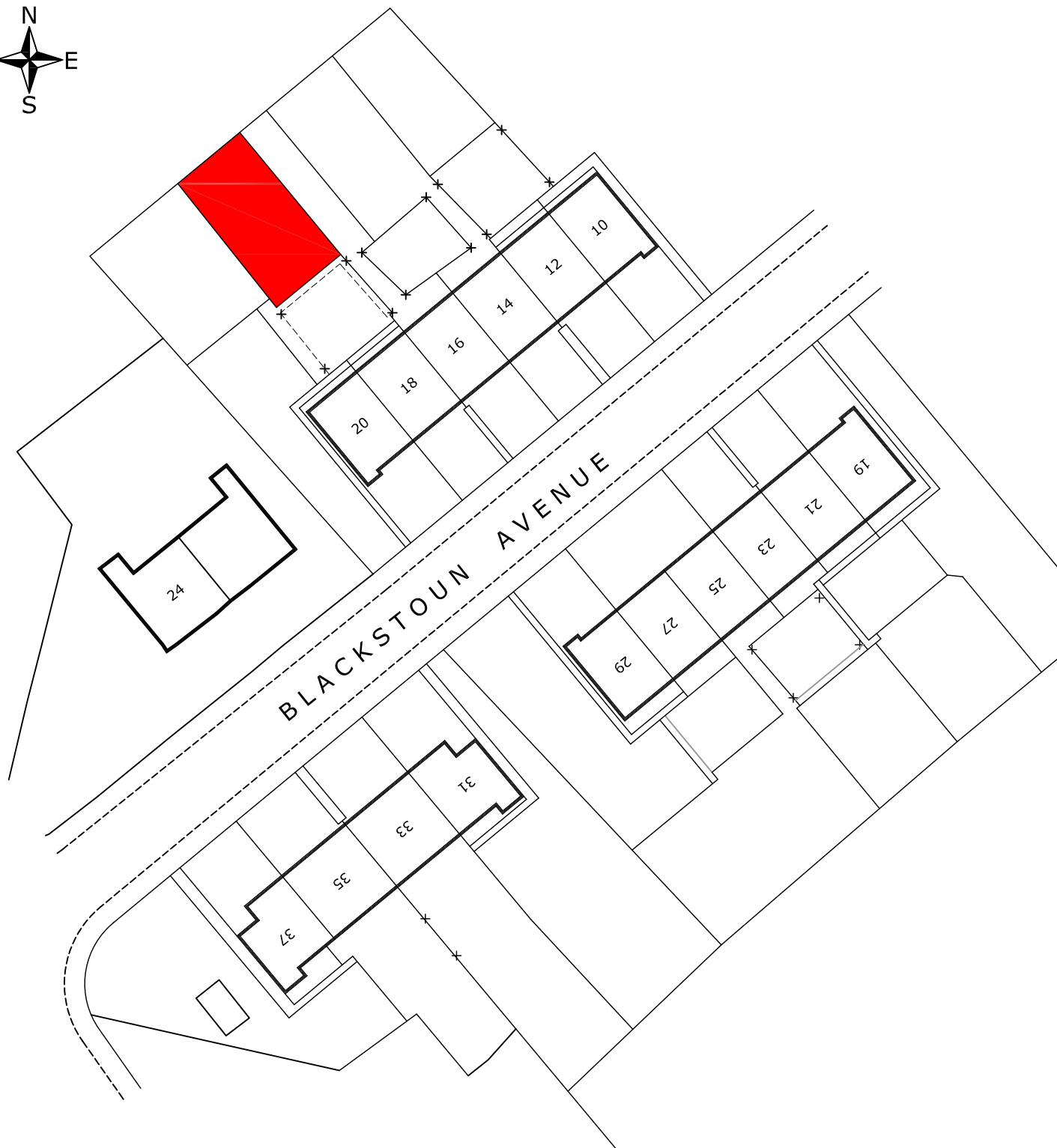
TITLE DISPOSAL PLAN
LAND TO REAR OF
18 BLACKSTOUN AVENUE, LINWOOD

DRAWING No. E3166

SCALE 1:500

DRAWN BY JW

DATE NOV 2021



LEGEND



AREA TO BE SOLD TO PROPRIETOR OF 18 BLACKSTOUN AVENUE
EXTENDS TO 101.0sq.m OR THEREBY