

To: Infrastructure, Land and Environment Policy Board

On: 29th August 2018

Report by: Director of Finance & Resources

Heading: Land at Centreholm, Erskine

1. Summary

- 1.1 The purpose of this report is to provide an update on progress for disposal of the land and to seek authority to adjust the terms of the disposal of the site prior to conclusion of legal missives.
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2. Recommendations

- 2.1 Authorise the Head of Corporate Governance and Head of Property Services to accept the terms of a potential price adjustment as set out in Part 3.3 below.
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3. Background

- 3.1 The proposed sale of the land was reported previously to the Planning and Property Policy Board, at its meeting on 12th May 2015, where it was agreed to proceed to place the site under offer with the top offeror, with instructions to seek to conclude missives for sale.
- 3.2 As part of those discussions, it was identified that a further additional piece of land should be included in the sale package and this additional land was declared surplus at the meeting on 8th November 2017 of the Infrastructure, Land and Environment Policy Board. Negotiations have continued with the expanded site area as shown on the attached plan.

- 3.3 The proposed purchaser is advising they are unable to progress missives to conclusion whilst taking the risk, at significant cost to them, of procuring their preliminary site investigations, without some certainty over a fair outcome in a price adjustment downwards to reflect any identified ground and environmental problems. Officers have recognised this approach and negotiated a cap on this figure at a maximum of £260,000 reduction off the offer price. This cap figure represents a restricted amount for such abnormal costs in comparison with those noted proportionately in other recent land sales, where the Board agreed the deductions. Typically, the Board has the final say on any proposed price adjustment / reduction, however in this case the Board is being asked to approve the parameters of that in advance, and delegate to the Head of Property Services the ability to agree a closing price adjustment up to the cap figure, without further recourse to the Board. The Offeror has the right to withdraw from missives if the costs exceed the cap figure.

Implications of the Report

1. **Financial** – Proposed reduction from the offer price, still be determined, but capped at a maximum of £260,000.
2. **HR & Organisational Development** – None.
3. **Community Planning** –

Our Renfrewshire is thriving – Progression of development in enhancing the retail offering for the locality.

Our Renfrewshire is fair - More choice for the local consumer market.
4. **Legal** – Requirement for missives to be adjusted to give effect the changes proposed.
5. **Property/Assets** – As per the report.
6. **Information Technology** – None.
7. **Equality & Human Rights** – None.
 - (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 as there are no groups or individuals with interests in the land.

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** – No change in that the developer has all the risk / cost in procuring works to establish the site conditions.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – None.

List of Background Papers

- (a) Background Paper 1 – Report entitled Disposal of Land at Centreholm, Erskine to the Planning and Property Board on 12th May 2015.
- (b) Background Paper 2 – Report entitled Land at Centreholm, Erskine to the Infrastructure, Land and Environment Policy Board on 8th November 2017.

The foregoing background papers will be retained within Property Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Joe Lynch, Head of Property Services, Tel 0140 618 6159, email: - joe.lynch@renfrewshire.gov.uk

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Renfrewshire
Council

Development Site - A726 at Centreholm Roundabout, Erskine

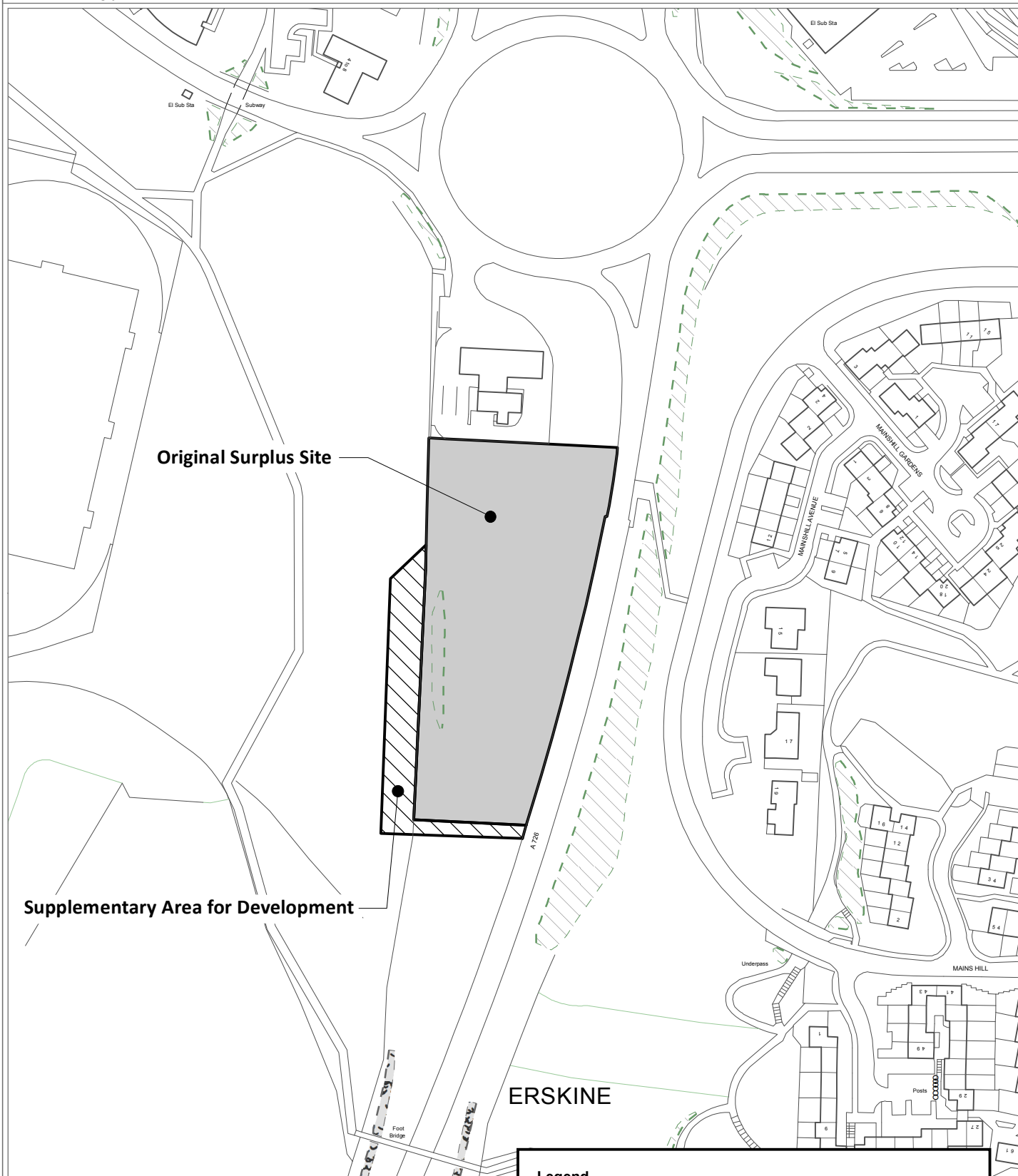
Report Plan Ref. E2134A



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User: howardhaughj2

Date: 31/08/2016



Legend

- Original surplus site area extending to 8097sqm (2 acres) or thereby
- Supplementary area for development extending to 1469sqm (0.36 acres) or thereby

Notes: