

To: Infrastructure, Land and Environment Policy Board

On: 21 March 2018

Report by: Director of Finance & Resources

Heading: Disposal of land adjacent to 19 Neuk Avenue, Houston

1. Summary

- 1.1 The purpose of this report is to declare the area of land adjacent to 19 Neuk Avenue, Houston shown on the attached plan, as surplus to requirements.
-

2. Recommendations

It is recommended that the Board:

- 2.1 Declare the area of land located adjacent to 19 Neuk Avenue, Houston shown on the attached plan, as surplus to requirements, with a view to disposing to the adjacent owner.
-

3. Background

- 3.1. The area of land, which is held on the General Services Account, comprises a total of 47 sq m and is part of a larger area of open space, maintained by Environment and Communities.
- 3.2. The applicant has incorporated this area of ground into their private garden ground. This was erroneously assumed after planning consent (15/0301/PP) was granted in July 2015 for a change of use from open space to garden ground.

- 3.3. The applicant requested that the Council agree to dispose of this area of ground for incorporation into his private garden. An agreed purchase price has been reached subject to the Board declaring the ground as surplus.
- 3.4. The area of land concerned is such that the purchase price/value of the land will be at a level upon which delegated powers granted to the Head of Property for the disposal of surplus property will be utilised.
- 3.5. The purchasers will be liable to meet the Council's reasonable professional and legal expenses in processing this transaction.
- 3.6. The Head of Amenity Services has confirmed that the area of land has no operational requirement and would not be opposed to the land being declared surplus.
- 3.7. The Head of Planning & Housing Services 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.

Implications of the Report

1. **Financial** – The General Services Account will benefit from a small capital receipt.
2. **HR & Organisational Development** - *None*.
3. **Community Planning –**
Children and Young People – None
Community Care, Health & Well-being – None
Empowering our Communities - None
Greener - None
Jobs and the Economy - None
Safer and Stronger - None
4. **Legal** – Conclude the legal terms of the sale contract.
5. **Property/Assets** – Conclude negotiation and completion of the property disposal.

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. 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.

List of Background Papers

(a) None

Author: Kalesha Mayne
Student Valuer
0141 618 7789
kalesha.mayne@renfrewshire.gov.uk

Land at 19 Neuk Avenue, Houston

Report Plan Ref. E2694


User: howardhaughj2

Date: 22/02/2018



Notes:

Legend

 Area to be disposed to proprietor of 19 Neuk Avenue extends to 47sqm or thereby