
To: Infrastructure, Land and Environment Policy Board

On: 18 March 2020

Report by: Director of Finance and Resources

Heading: Proposed Disposal of Kelvin House, Forbes Place and Marshall's Lane, Paisley

1. Summary

- 1.1 This Report advises the Board on the offer received following marketing of the site and buildings at Kelvin House, Forbes Place and Marshalls Lane, Paisley, shown on the attached plan.
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2. Recommendations

It is recommended that the Board:

- 2.1 Authorise the Director of Finance and Resources to accept the offer for the land and buildings, in the best financial and other interests of the Council, and subject to any other terms and conditions as are considered necessary by the Head of Property and the Head of Corporate Governance to protect the interests of the Council.
- 2.2 Note that the subjects will be remarketed if a suitable bargain cannot be concluded with the preferred offeror.
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3. Background

- 3.1 Kelvin House was declared surplus to requirements by the Community and Family Care Policy Board at its meeting on 4 November 2008. Formerly occupied by the Social Work Paisley Area Team, the property was vacated in late 2009 and was marketed for sale.
- 3.2 The Premises lay vacant for several years and were eventually sold in 2016, subject to a development program with the preferred purchaser for the development of a hotel and associated uses. This sale however proved abortive. As part of the protection arrangements in favour of Renfrewshire Council, included in the sale missives, the Council reserved the right to resume ownership if the development did not proceed or meet agreed targets. The property reverted into Council ownership in October 2018.
- 3.2 Following renewed interest from the market, the property was brought back to the market through advertisement on the Council's website and bulk emailing to interested parties on 25th July 2019. Thereafter, adverts were placed with the Glasgow Herald and Paisley Daily Express, together with the installation of an on-site Marketing Board, and latterly a further national advert in the Estates Gazette and their online service. There was throughout the marketing period numerous and sustained interests. Accordingly, a closing date was set for Wednesday 11th December 2019.

4. Comment on Offers Received

- 4.1 By the closing date, only one offer had been received by the Head of Property from an adjoining developer Nixon Blue, who had acquired the adjacent former Garage nightclub.
- 4.2 A copy of the offer was passed to the Head of Corporate Governance who advises that there are no conditions therein which after some adjustment, could not lead to the successful conclusion of missives.
- 4.3 A copy of the offer received was passed to the Head of Planning and Housing Services, who advises that the offer could be considered for progression of development on the site, subject to pre-application consultation with the Development Management section with perhaps some revision/re-design to provide an acceptable proposal.
- 4.4 The offer received is for redevelopment of the premises and site for primarily residential purposes with 37 flatted units and one commercial space, together with car parking facilities. The properties on Forbes Place will be retained and refurbished, but the proposal will include some limited demolition of Kelvin House and the Depot/Storage Shed both on Marshall's Lane (both shown on the attached plan), for replacement with new build development. This is generally supported as a suitable development solution by the Head of Property. The offer price is £260,000.

- 4.5 The offer is conditional upon the developer being satisfied on obtaining the necessary statutory planning, listed building and demolition consents, etc.
 - 4.6 In seeking to protect its interests in ensuring early progression of a redevelopment, the Council will also install conditions in the missives for reaching development milestones, particularly for the planning application, which should be made by end of October 2020 (with any reasonable delay only by agreement), with additional longstop dates for the completion of the grant of planning, demolition and other consents.
 - 4.7 The Head of Corporate Governance and the Head of Property will seek to include such other arrangements as are necessary to protect the Council's interest in concluding a sale with the offeror.
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Implications of the Report

1. **Financial** – Capital receipt will be received in due course.
2. **HR & Organisational Development** – none.
3. **Community Planning** – Our Renfrewshire is thriving – town centre regeneration and further reintroduction of residential to those spaces.
4. **Legal** – requirement to complete legal missives of sale.
5. **Property/Assets** – the disposal of the premises which represent an ongoing financial and repairing liability to the Council and the completion of a long-term goals for the regeneration of this property.
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** – none.
10. **Risk** – there is a risk that the development may not proceed as proposed for reasons which cannot be foreseen at present.

11. **Privacy Impact** – none.
 12. **Cosla Policy Position** – none
 13. **Climate Risk** – none.
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List of Background Papers

- (a) Background Paper 1 – Report to the Community and Family Care Policy Board which met on 4th November 2008 entitled “Interim Relocation of Paisley Area Team”.
 - (b) The foregoing background papers will be retained within Finance and Resources 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, tel: 0141 618 6159 email – joe.lynch@renfrewshire.gov.uk
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Renfrewshire
Council

Kelvin House, Marshall's Lane, Paisley

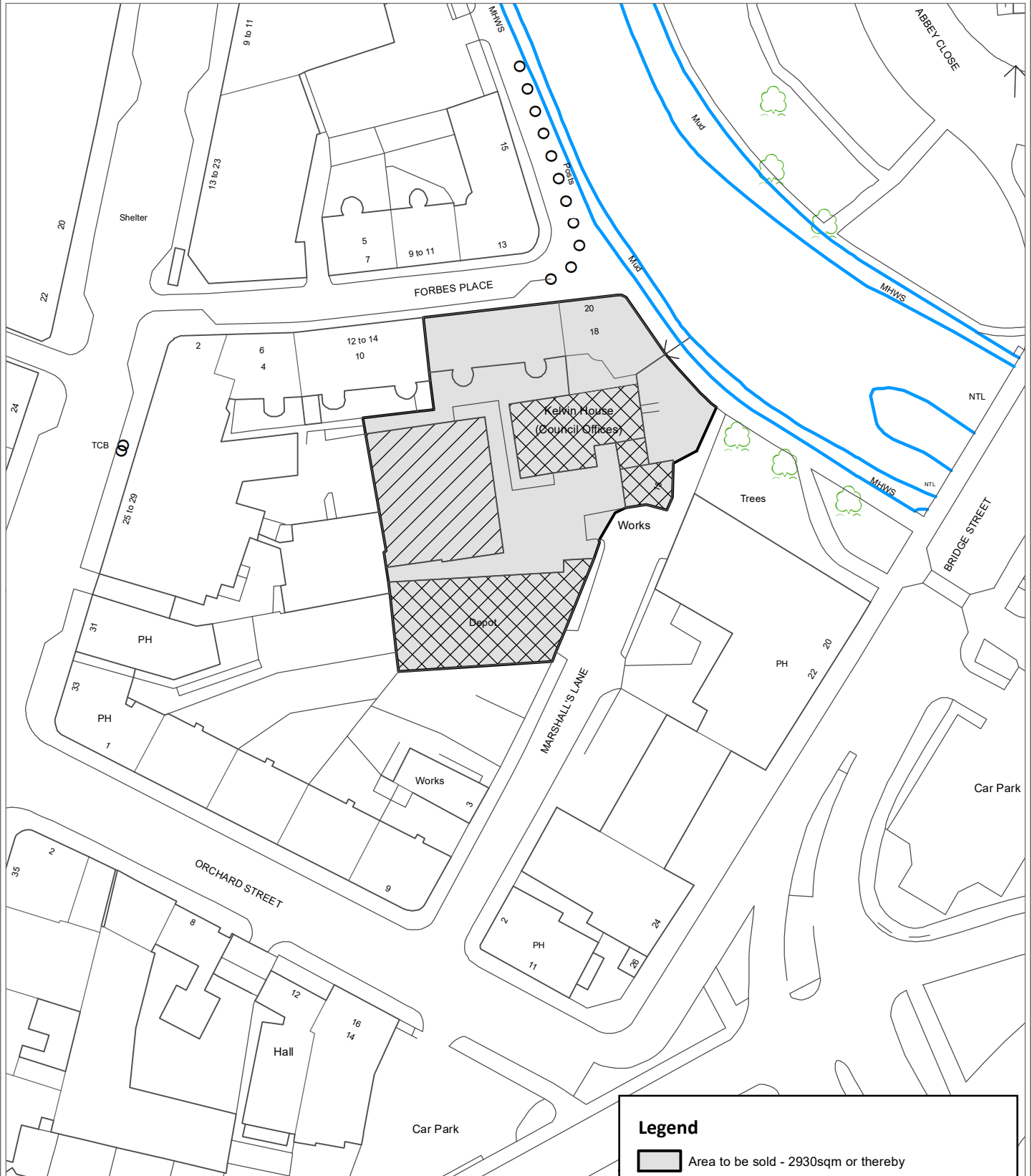
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

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Date: 07/02/2020



Notes:

Legend

-  Area to be sold - 2930sqm or thereby
-  Area leased for deck car parking - 550sqm or thereby
-  Proposed demolition