

**To: Infrastructure, Land and Environment Policy Board**

**On: 29<sup>th</sup> August 2018**

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**Report by: Director of Finance and Resources**

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**Heading: Disposal of site of the Former Carsewood House, Hillfoot Drive,  
Howwood**

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**1. Summary**

- 1.1 The purpose of this report is to seek Board Authority to progress with the offer received following the outcome of marketing of the site of the former Carsewood House, on Hillfoot Drive, Howwood, 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 site, in the best financial and other interests of Renfrewshire Council, and subject to any other terms and conditions as are considered necessary by the Head of Property Services and the Head of Corporate Governance to protect the interests of the Council.
- 2.2 Authorise, in the event of an agreement not being concluded timeously with the offeror, that the site is remarketed for sale on the open market.
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### **3. Background**

- 3.1 The former Carsewood House Children's Home was declared surplus to requirements by the Community and Family Care Policy Board on 31<sup>st</sup> July 2001 and was subsequently demolished in October 2003.
- 3.2 The site, shown on the attached plan, extends to some 0.52 Hectares (1.30 Acres) or thereby, and lies adjacent to the existing Howwood Primary School, on the periphery of the residential area south of Howwood Village Centre. The land to the east, south and west comprises greenbelt.
- 3.3 The site was previously marketed both in 2004 and again in 2007, with the benefit of formal planning guidance for low density residential development, taking cognisance of road requirements and local representation concerning the traffic implications of site development. Interest was shown earlier but ultimately failed to produce a disposal of the land.
- 3.4 A further marketing exercise was commenced in 2012 with advertisements placed in the Glasgow Herald and Paisley Daily Express on Thursday 11<sup>th</sup> October 2012 and, following a lack of interest, again on Thursday 29<sup>th</sup> January 2015. Simultaneously, details of marketing were placed on the Council's marketing website, Nova Loca and Co-Star (webhosting sites), and issued by email to all main developers and interested parties on our mailing list. An Advertising Board was also placed on site in 2012.

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### **4. Comment on Offers Received**

- 4.1 Not enough interest was generated throughout the marketing term to justify the setting of a closing date. Offers at price levels considered unsatisfactory have periodically been received and rejected, and interest has been limited. At the 2015 re-advertising, we sought interest in self build, having looked at the necessary investment to service the site for sale as plots, however again, interest was limited.
- 4.2 One offer at a suitable price level has now been received from Sim (Group Holdings) Limited, at a value of £300,000 exclusive of VAT. The offer is not detailed in the provision of plans for development as yet, but we understand is "clean" in that no price adjustment is sought as part of the offer terms with respect to any abnormal development costs which may be identified under preliminary Soil Investigations, etc.

- 4.3 A copy of the offer was sent 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.
- 4.4 A copy of the offer was sent to the Head of Planning and Housing Services, who, whilst noting that development details are yet to be provided, advises the offer could be considered for progression of development on the site, with specific details being considered in the context of a planning application, which in the context of the Development Brief it is anticipated would amount to up to 10 houses.
- 4.5 The offer is as noted conditional upon the developer achieving a satisfactory planning consent and also being satisfied with soil conditions and further unknown factors following further site investigation works.
- 4.6 The site will be returned to the market if a sale is not realised.
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### **Implications of the Report**

1. **Financial** – Capital receipt to the Council of £300,000.
2. **HR & Organisational Development** – None.
3. **Community Planning** –  
Our Renfrewshire is thriving – Further development encouraging economic activity.
4. **Legal** – Conclusion of legal missives and conveyancing as appropriate.
5. **Property/Assets** – As per the 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 because no groups or individuals have 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** – Deal does not conclude in a sale, with re-marketing thereafter.
  11. **Privacy Impact** – None.
  12. **Cosla Policy Position** – None.
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### **List of Background Papers**

- (a) Background Paper 1 – Report to General Management and Finance Policy Board on 23<sup>rd</sup> April 2008 entitled “Disposal of Carsewood House Site, Hillfoot Drive, Howwood.

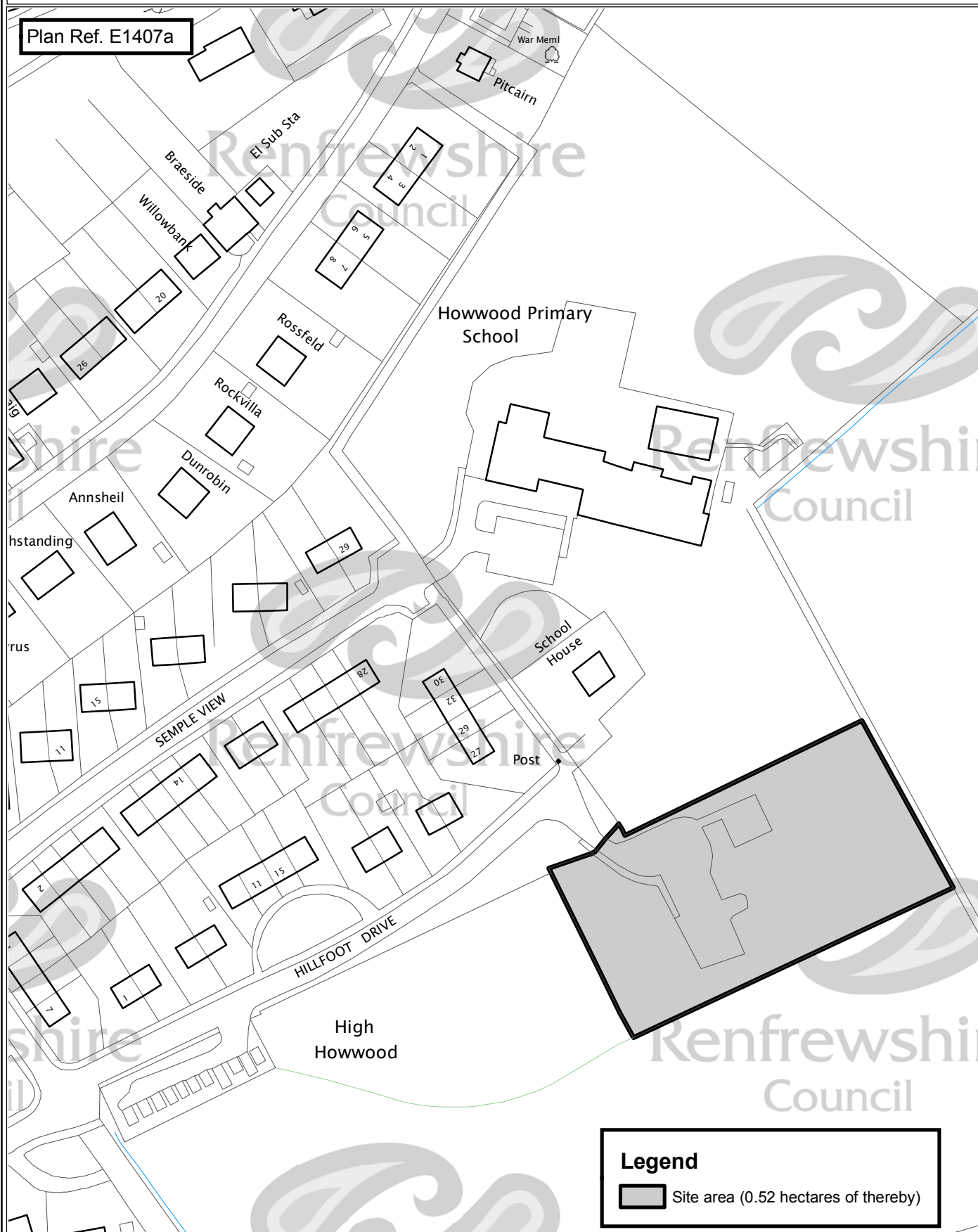
The foregoing background papers will be retained within Property Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Joe Lynch, Head of Property Services, tel. 0141 618 6159, email: - [joe.lynch@renfrewshire.gov.uk](mailto:joe.lynch@renfrewshire.gov.uk)

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**Author:** John Mitchell  
Telephone Number: 0141 618 6177  
Email : john.mitchell@renfrewshire.gov.uk

# Site Plan: Former Carsewood House, Hillfoot Drive, Howwood

Plan Ref. E1407a



## Legend

 Site area (0.52 hectares of thereby)



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