

**To: Communities and Housing Policy Board**

**On: 25 October 2022**

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**Report by: Chief Executive**

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**Heading: Disposal of Land to the Rear of 14 New Street Kilbarchan**

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## **1. Summary**

- 1.1 The purpose of this report is to declare the area of land to the rear of 14 New Street, Kilbarchan, shown shaded red on the attached plan (E3187) as surplus to requirements.

## **2. Recommendations**

It is recommended that the Board:

- 2.1 Declare the area of land located to the rear of 14 New Street, Kilbarchan shown on the attached plan (E3187) surplus to requirements, with a view to disposing to the adjacent owner.
- 2.2 Authorise the sale thereof to the adjoining proprietor of 14 New Street, Kilbarchan, 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.

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### 3. Background

- 3.1 This area of land, which is held on the Housing Revenue Account, extends to 90 sqm or thereby and is an area of open ground. The occupiers of the adjoining properties on Steeple Street, Kilbarchan have confirmed they do not wish to acquire the site.
- 3.2 The applicant has expressed an interest in acquiring this land to provide space for off street parking and an electric vehicle charging point for their use. Agreement on the 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.
- 3.4 The land sold will be subject to an obligation to pay a share of maintenance and repair costs for the adjacent access lane, which is within Council ownership. This will reduce the Council's ongoing maintenance and repair costs in this location.
- 3.5 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.
- 3.6 The purchaser will be liable to meet the Council's reasonable professional and legal expenses incurred in processing this transaction.
- 3.7 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.

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### Implications of the Report

- 1. **Financial** – The HRA will benefit from a modest capital receipt and a modest reduction in future maintenance and repair costs for the access track.
- 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.

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#### **List of Background Papers**

- (a) None.

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# Land to rear of 14 New Street, Kilbarchan Disposal Plan Ref. E3187

JW


Date: 25/10/2021



**Notes:**

Approximate dimensions taken from OS Mapping:  
A-B = 9.9m, A-D = 7.5m, B-C = 10.6m, C-D = 10.3m

**Legend**

 Area extends to 90 sqm or thereby