
To: Communities, Housing and Planning Policy Board

On: 22nd May 2018

Report by: Director of Finance and Resources

Heading: Shop Premises at 11 Thorn Brae, Johnstone

1. Summary

- 1.1 This report seek consent to declare the shop property at 11 Thorn Brae, Johnstone surplus to the Council's requirement, to enable a disposal to the sitting Tenant, Ms. R. Islam.
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2. Recommendations

It is recommended that the Board:-

- 2.1 Declare the shop property at 11 Thorn Brae, Johnstone surplus to the Council's requirements to enable a disposal to the sitting Tenant, Ms. R. Islam.
- 2.2 Note that the proposed disposal will be concluded by utilising the delegated powers of the Head of Property Services, subject to appropriate terms and conditions of sale being agreed with the Head of Property Services and the Head of Corporate Governance.
- 2.3 Note that in terms of Scottish Ministers' consent when disposing of HRA assets, the property disposal will be under the General Consent available and will be self-certified by the Council.
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3. **Background**

- 3.1 Ms. R. Islam, (preceded by her father Mr. M. Islam) has been the Tenant of the Council owned shop property at 11 Thorn Brae, Johnstone based on a monthly lease since 28th May 2015. The current annual rental is £5,300. The premises trade as a Newsagent.
- 3.2 The shop is located on the ground floor within a 3-storey red sandstone tenement building with flats above. Johnstone Town Centre lies a short distance to the north. The Council ownership in the area relates to 4 ground floor shops located within this and the adjacent tenements at Thorn Brae/ Ellerslie Street, all of which are factored by Linstone Housing Association. We do not own any of the flats within these tenements.
- 3.3 Ms. Islam is keen to invest in the property, but considers she will have more incentive to do so if she has outright ownership. Following discussions with Property Services as to the value of the property, she has submitted an offer to purchase in the amount of £70,000, which the Head of Property Services believes to be a fair and acceptable offer.
- 3.4 Development and Housing Services has confirmed that as it has no other interest in the building, it would have no objection to the proposed sale, should the board be mindful to declare the shop as surplus.

Implications of the Report

1. **Financial** – purchase price of £70,000 to be received and credited to the Housing Revenue Account.
2. **HR & Organisational Development** - none
3. **Community Planning** –
Our Renfrewshire is thriving – evidence of further investment within the local community of Johnstone.
4. **Legal** – Disposal of property required.
5. **Property/Assets** – The Council will be relieved of responsibility for this property once sold.
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** – none.

11. **Privacy Impact** – none.

12. **Cosla Policy Position** – none.

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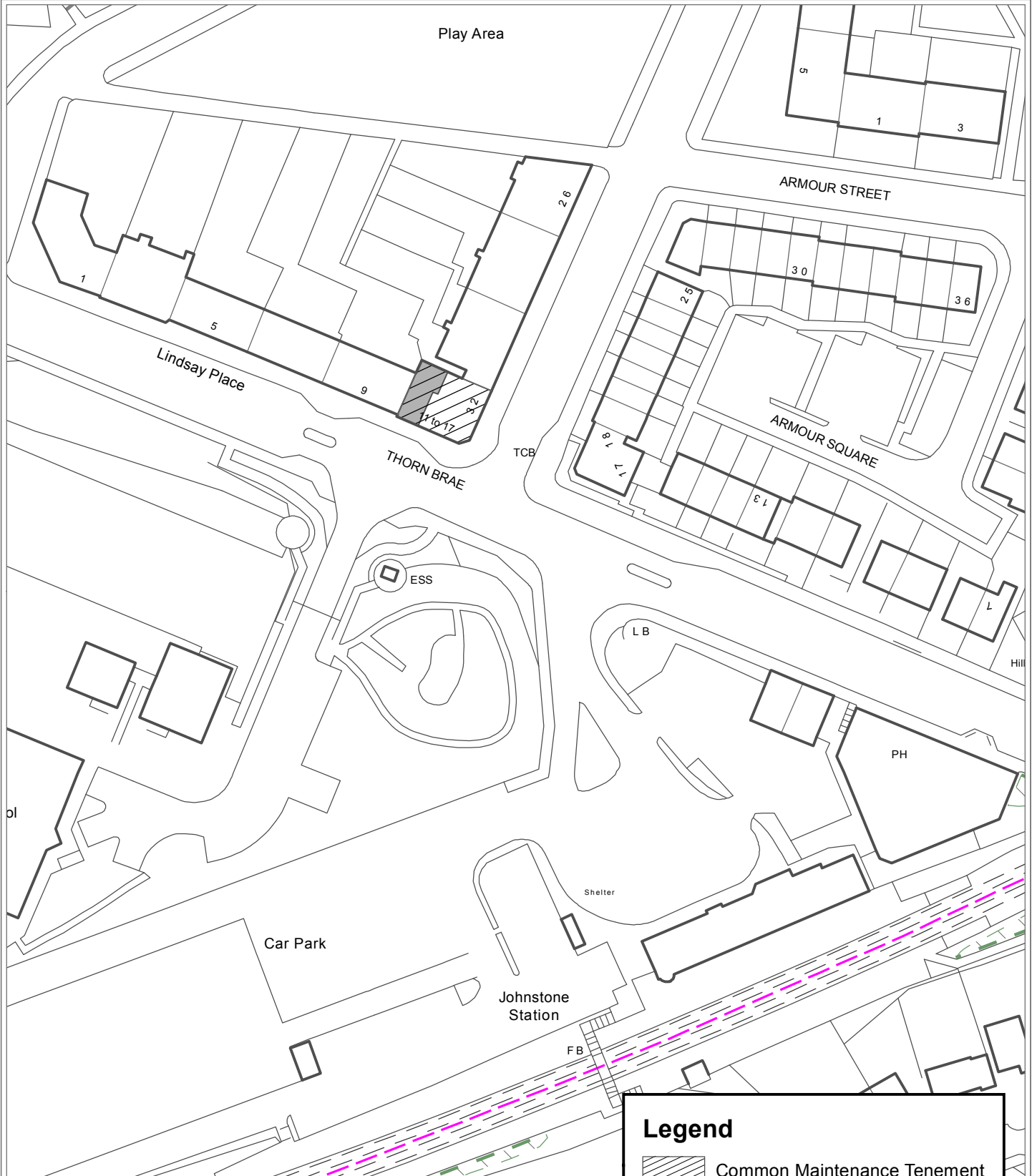
Disposal of 11 Thorn Brae, Johnstone

Report Plan Ref. E2706





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Date: 27/04/2018



Notes:

Legend

-  Common Maintenance Tenement
-  Shop to be disposed