

To: Infrastructure, Land and Environment Policy Board

On: 21st March 2018

Report by: Director of Finance and Resources

Heading: Proposed Land Sale – Blackford Crescent, Hunterhill, Paisley

1. Summary

- 1.1 This report advises the Board on the offer received following the marketing for sale of the site off Blackford Crescent, Hunterhill, 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 site, 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 Services and the Head of Corporate Governance to protect the interests of the Council.
- 2.3 Note that the subject will be considered for remarketing if a suitable bargain cannot be concluded with the offeror.

3. Background

- 3.1 The development site, in the Hunterhill area of Paisley, is shown on the attached plan and extends to 0.49 Hectares (1.22 Acres) or thereby. The land was previously in part built upon with former deck access residential flats, demolished in c. 2008, and part of the former Hunterhill Tutorial site.
- 3.2 The site is adjacent to existing supported residential accommodation, operated in partnership between Renfrewshire Council and The Richmond Fellowship Scotland. The site under offer is part of a larger landholding in the area, originally intended for residential development. The Richmond Fellowship Scotland, with support from the Health and Social Care Partnership, approached the Council looking for a site to purchase from the Council to expand their services. Following an extensive search, the site under offer was identified as the best option for the type of use proposed. It was agreed that we would offer the site on the open market, where The Richmond Fellowship Scotland could bid for the site along with any other interested parties.
- 3.2 Following marketing, primarily on the Council's website, press advertising, with targeted emailing issued to all known operators in the local development market, a closing date was set for Noon on Thursday 30th November 2017.

4. Comment on Offers Received

- 4.1 By the closing date, only 1 offer had been received by the Asset and Estates Service.
- 4.2 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.
- 4.3 A copy of the offer was also sent to the Head of Planning and Housing Services, who advises that the offer could be considered for progression of development on the site, with specific details being considered in the context of a planning application.
- 4.4 The offeror, The Richmond Fellowship Scotland, has offered on the basis of developing supported residential accommodation for adults with additional support needs with 8 modular style single storey units with staff accommodation, with associated car parking and

landscaping, conditional upon receiving suitable planning and other statutory consents. The value of this offer is £120,000 exclusive of VAT.

- 4.5 The site itself is part held by the Housing Revenue Account (44%) and part by General Services (56%). Any capital receipt will be split on a proportionate basis.

Implications of the Report

1. **Financial** – Anticipated capital receipt for both the Housing Revenue Account and the General Services Account.

2. **HR & Organisational Development** – None.

3. **Community Planning** –

Our Renfrewshire is thriving – with additional capacity for local provision of care services.

Our Renfrewshire is fair - in offering care services closer to the families in the local community.

4. **Legal** – Progression of sale.

5. **Property/Assets** – Negotiation of a disposal of the property.

6. **Information Technology** – None.

7. **Equality & Human Rights** – None.

(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** – Default or withdrawal of the selected offeror and requirement to remarket.
 11. **Privacy Impact** – None.
 12. **Cosla Policy Position** – None.
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List of Background Papers

- (a) Background Paper 1 - Report to the Housing, Environment and Community Safety Policy Board on 19th September 2006 declaring the site surplus to requirements, and confirming the action to demolish existing buildings.

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

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Renfrewshire
Council

Proposed Disposal - Land at Blackford Cres, Paisley

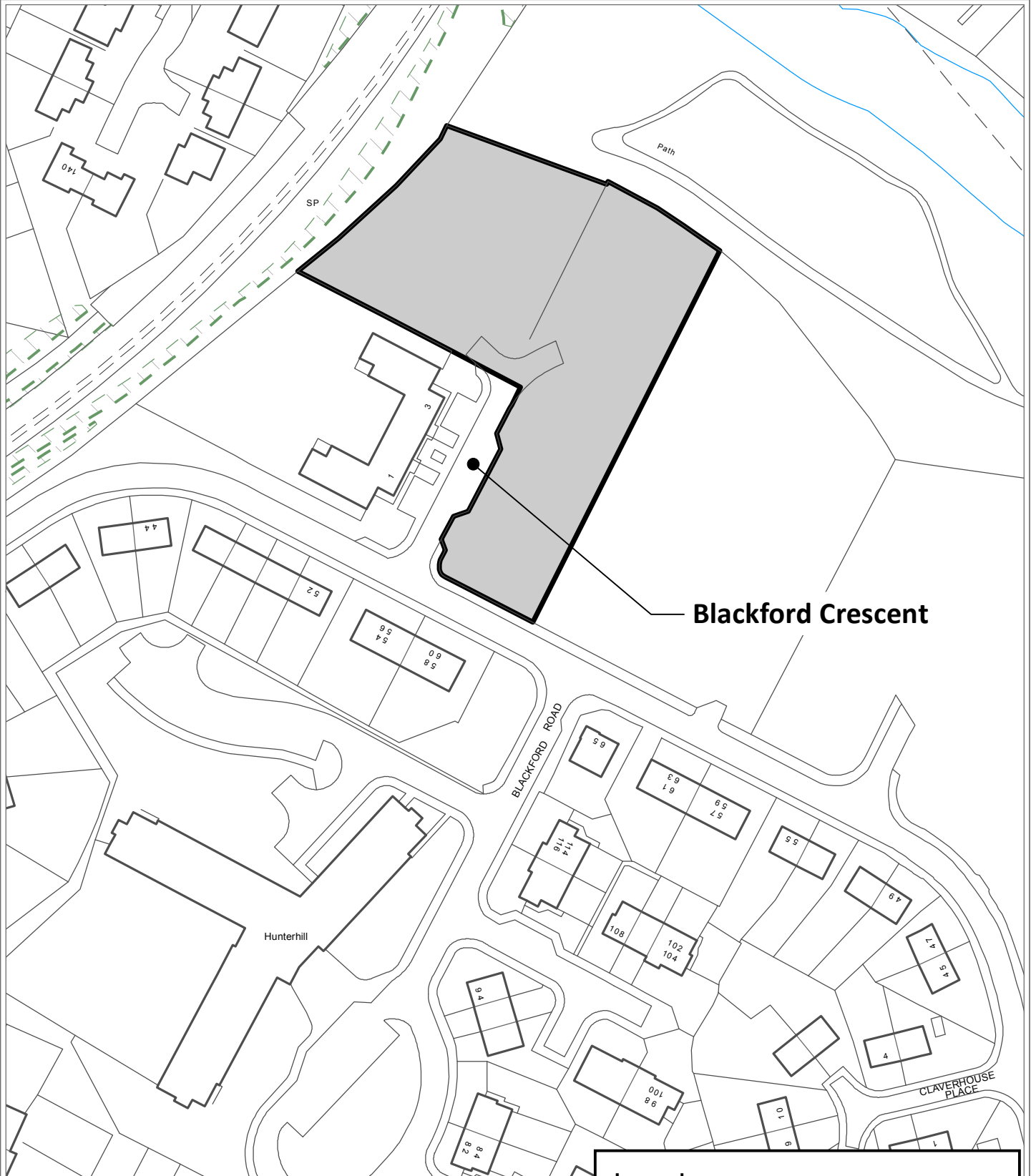
Report Plan Ref. E2647



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User: howardhaughj2

Date: 20/09/2017



Notes:

Legend

 Area to be disposed extends to 4928sqm or thereby