
To: Housing and Community Safety Policy Board

On: 12th May 2015

Report by: Director of Finance and Resources

Heading: Land Adjacent to 47 Glebe Street, Renfrew

1. Summary

- 1.1 The purpose of this report is to seek the consent of the Board to declare the area of land adjacent to 47 Glebe Street, Renfrew surplus to requirements as outlined on the attached plan E2295. This will allow a request to purchase this area of ground from the proprietors of 47 Glebe Street to be progressed.
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2. Recommendations

- 2.1 Declare the land adjacent to 47 Glebe Street, Renfrew surplus to requirements which equates to 115 square metres or thereby.
- 2.2 Authorise the sale of this land to the proprietors of 47 Glebe Street, Renfrew on such terms and conditions as may be negotiated by the Head of Property Services under delegated powers.
- 2.3 Authorise the Head of Legal and Democratic Services to conclude the sale of this land which shall include any such terms and conditions that may be deemed necessary to protect the Council's interest.
- 2.4 Authorise the Head of Planning and Economic Development to place an advert in the local press in terms of the Town and Council Planning (Scotland) Act 1959 for the proposed sale of an area of open space.
- 2.5 Note the Director of Finance & Resources will seek Scottish Ministers consent for the disposal of land out of the Housing Revenue Account in terms of Section 12(7) of the Housing (Scotland) Act 1987.

3. Background

- 3.1. The area of ground is located adjacent to 47 Glebe Street and is currently held within the Housing Revenue Account. The land is currently used as open space and equates to 115 square metres or thereby as shown on the attached plan E2295.
- 3.2. The request to purchase this area of ground has been received by the adjacent proprietors Mr and Mrs McDaid, who are seeking to create additional garden ground.
- 3.3. The Neighbourhood Services Coordinator for this area has been consulted with regards to this request to purchase and advised that there is no objection to this land being sold.
- 3.4. The following heads of terms have been provisionally agreed which will form the basis of the sale:
 - 1) The ground which is subject to negotiation extends to 115 sqm or thereby as indicated on the attached plan E2295.
 - 2) The purchase price attached to the subject ground is £4,600.
 - 3) In addition to the purchase price, the purchaser will be required to meet the Council's standard costs as previously advised.
 - 4) The purchaser will be responsible for all future maintenance of the subjects.
 - 5) The purchaser will be responsible for obtaining any planning consents required for the future use of the land, it should also be noted that a change of use from open space to garden ground will be required in this case.
 - 6) The purchase of this ground shall be subject to receiving the appropriate Board Approval.
 - 7) All other terms and conditions of sale will be agreed with the Head of Legal and Democratic Services.

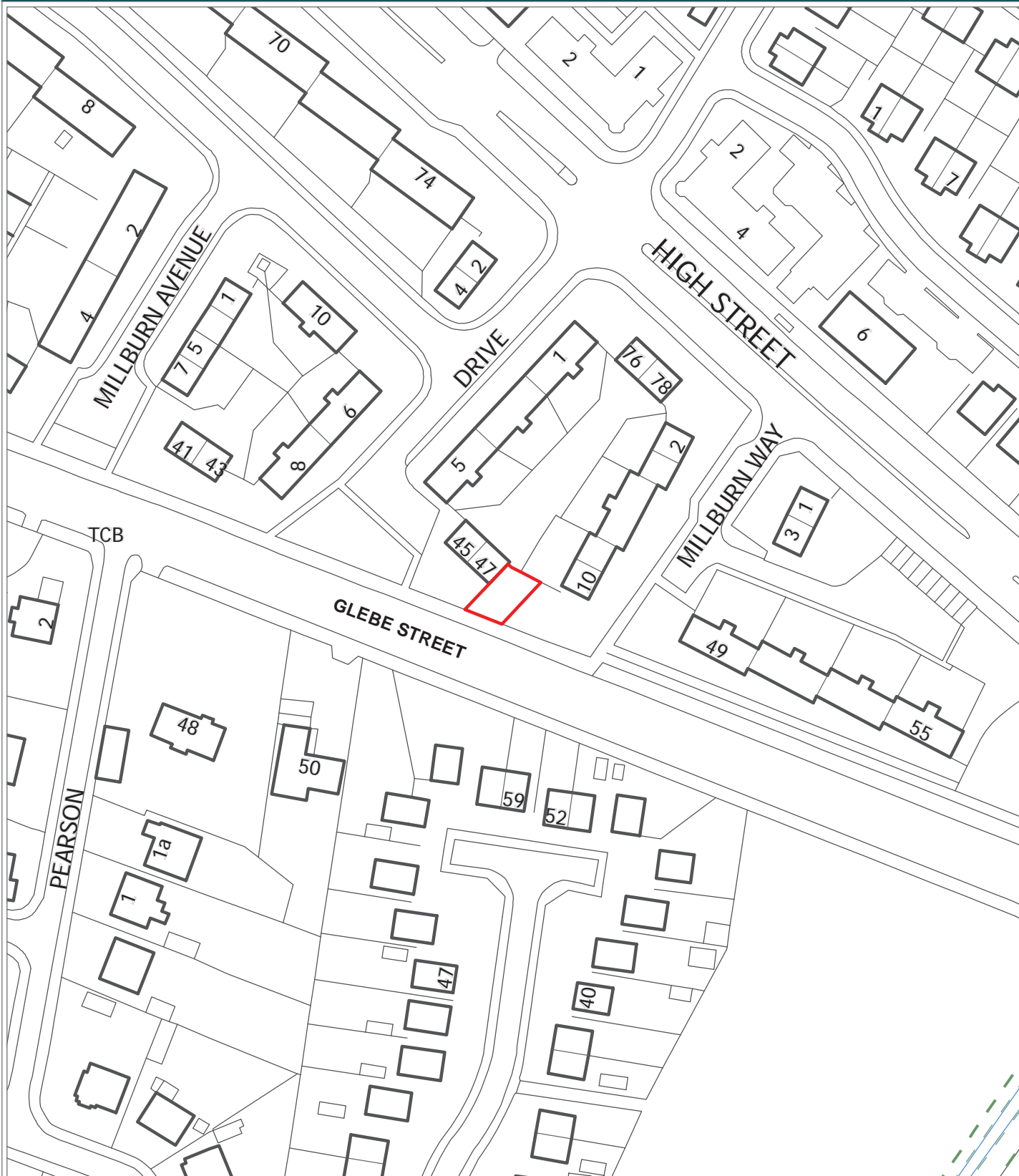
Implications of the Report

1. **Financial** – Capital Receipt of £4,600 plus the Council's reasonably incurred legal fees to be met by the purchaser.
2. **HR & Organisational Development** – Not Applicable.
3. **Community Planning** – Not Applicable.
4. **Legal** – Completion of this transaction by the Head of Legal and Democratic Services.
5. **Property/Assets** – As per report.

6. **Information Technology** – Not Applicable
 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. 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** – Not Applicable.
 9. **Procurement** –Not Applicable.
 10. **Risk** – Not Applicable.
 11. **Privacy Impact** – Not Applicable.
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 Area outlined red extends to 115 sqm or thereby.