
To: Infrastructure Land & Environment Policy Board

On: 6th November 2019

Report by: Director of Finance & Resources

Heading: Land at Auchengreoch Road Johnstone

1. Summary

The purpose of this report is to obtain the agreement of the Board to declare the site at Auchengreoch Road, Johnstone shown on the attached plan (E2780) surplus to the General Services Account requirements and agree its transfer to the Housing Revenue Account. This transfer is to facilitate the building of new Council Housing.

2. Recommendations

2.1 It is recommended that the Board:

2.2 Authorise the transfer of the General Services Account site at Auchengreoch Road Johnstone indicated on plan (E2780) to the Council's Housing Revenue Account.

2.3 Note that this site is being transferred to the Housing Revenue Account (HRA) in exchange for the site at Hallhill Road, Johnstone as indicated on plan (E2781B) which was transferred from the HRA to the Council's General Service Account by the Communities Housing & Planning Policy Board at its meeting on the 15th January.

- 2.4 Note that the internal transfer of the sites between General Services and Housing Revenue Account is undertaken in terms of Sections 12 (1)(c) and 203(2) of the Housing(Scotland) Act 1987 and in accordance with the Disposal of Land by Local Authorities(Scotland) Regulations 2010 and the subsequent guidance issued by Scottish Ministers on the disposal of Housing Revenue Account land issued March 2016.
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3. **Background**

- 3.1 The site at Auchengreoch Road Johnstone indicated on plan (E2780) is an undeveloped gap site, which is held on the General Services Account. It is being offered in exchange for the site at Hallhill Road, Johnstone indicated on plan (E2781B), which was held on the Council's Housing Revenue Account and was transferred to General Services by the Communities Housing & Planning Board at its meeting on 15 January 2019 to facilitate the building of a new nursery to meet the increasing early years requirements.
- 3.2 The Communities Housing & Planning Board at its January meeting was informed that a suitable site from the General Services Account to exchange between the respective Council accounts had not been identified. However, they were asked to approve the transfer of the site at Hallhill Road to General Services, to facilitate the new nursery. This was on the understanding that once identified, a suitable site would be transferred from General Services to the HRA and that the transfer would be undertaken by excambion with no funds transferring between the respective accounts.
- 3.3 The Head of Property, following further discussion with our Communities Housing & Planning colleagues has identified the site at Auchengreoch Road Johnstone as offering a suitable excambion site option.
- 3.4 The Council's Finance, Resources and Customer Services Policy Board agreed a report on 4 September 2019 authorising the award of a design and build contract for 39 newbuild Council homes. Community consultation will take place in relation to the detailed design of the new Council housing with a view to construction work commencing in July 2020 and full completion in the Autumn 2021.
- 3.5 The development will be part funded by Scottish Government Grant and part funded from the Council's Housing Revenue Account capital investment plan. Provision is included in Renfrewshire's Strategic Housing Investment Plan for grant funding for this development and provision is also included in the HRA capital investment plan.

- 3.6 The Council's Asset Manager, while acknowledging the site in Auchengreoch Road being marginally larger than the site at Hallhill Road, is satisfied that the value of the site at Auchengreoch Road, would be at a commensurate level of value to the site at Hallhill Road and there would be no requirement for any additional funds transferring between accounts.
- 3.7 The transfer will be undertaken in terms of the General consent available to the Council when transferring land between accounts.
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Implications of the Report

1. **Financial** – The HRA will benefit from securing this site needed for new Council Housing as part of the Council's Strategic Housing Investment Plan
2. **HR & Organisational Development** – Improved Service provision.
3. **Community Planning** –
Children and Young People – Modern family homes constructed will offer an improved living environment.
Community Care, Health & Well-being – Improved Housing should benefit the residents.
Empowering our Communities - None
Greener – Modern housing will have improved building standards leading to lower energy consumption
Jobs and the Economy – Job opportunities will be available from the construction phase of the new houses.
Safer and Stronger – Modern Housing will lead to a safer and stronger community.
4. **Legal** – Note the transfer between accounts of the relative areas of ground.
5. **Property/Assets** – Update property records to reflect the transfer between respective holding accounts.
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** – N.A.

13. **Climate Risk** – Modern Housing should bring about reduced climate risk as they are built to improved insulated standards.

List of Background Papers

- (a) None

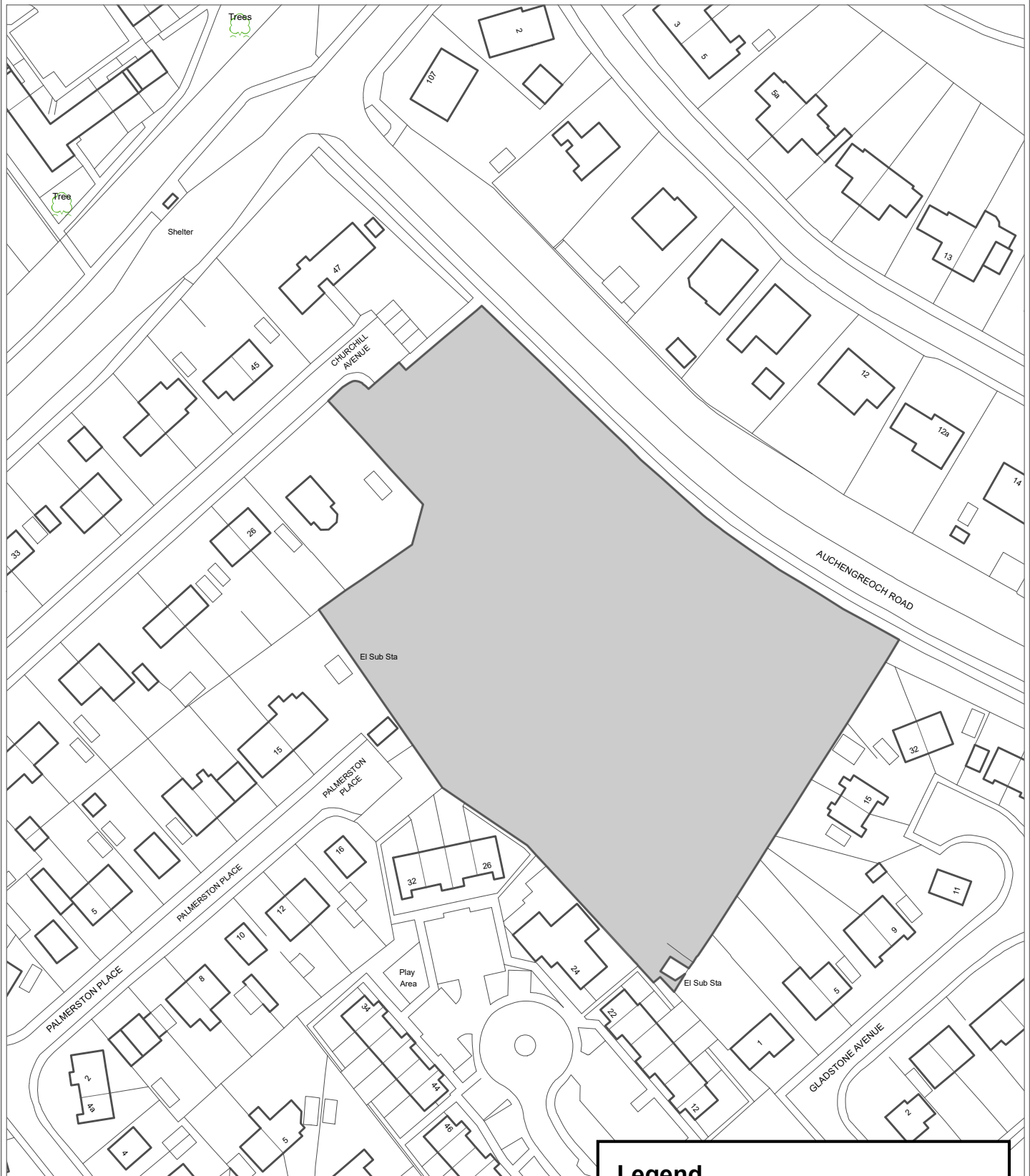
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Site at Auchengreoch Road, Johnstone

Report Plan Ref. E2780


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Date: 04/10/2018



Notes:

Legend

 Area extends to 1.05 hectares or thereby



Renfrewshire
Council

Site at Hallhill Road, Johnstone

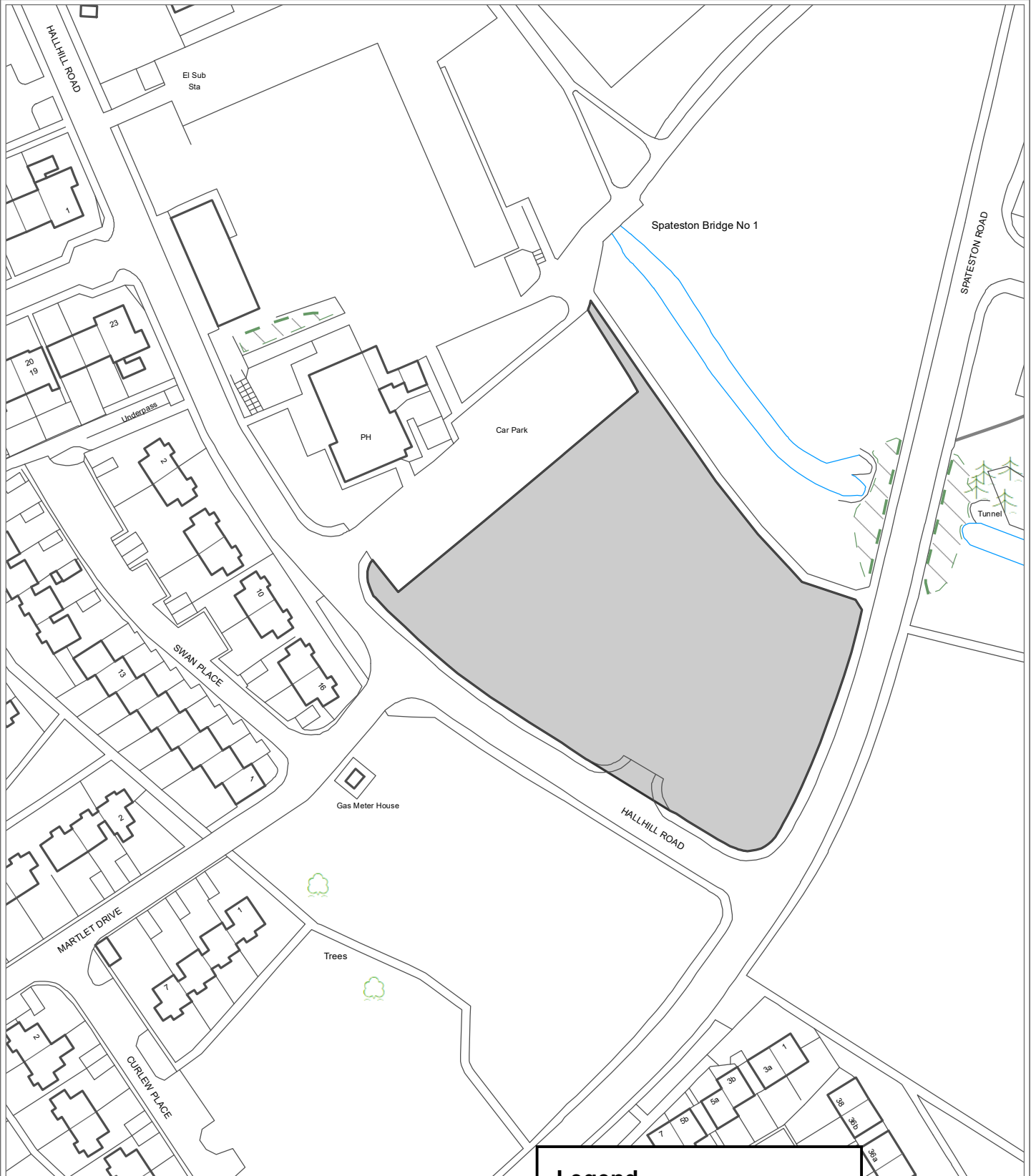
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
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Date: 17/12/2018



Legend

 Proposed nursery site (0.63ha)

Notes:

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