



To: Housing & Community Safety Policy Board

On: 17th of May 2016

Report by: Director of Finance and Resources

Heading: Land Adjacent to 18 Fulbar Avenue, 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 18 Fulbar Avenue, Renfrew surplus to requirements as outlined on the attached plan E2457.
 - 1.2 Note that it is proposed to dispose of the ground to the adjacent proprietor, Mr Sloan.
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2. Recommendations

- 2.1 Declare the land adjacent to 18 Fulbar Avenue, Renfrew surplus to requirements which equates to 166 square metres or thereby as indicated on the attached plan E2457.
- 2.2 Authorise the sale of this land to the proprietor of 18 Fulbar Avenue, 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 Corporate Governance 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 Housing 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 that in accordance with the recent changes to Scottish Ministers' consent when disposing of HRA assets, the proposed disposal will be under the General Consent available and will be self certified by the Council.

3. **Background**

- 3.1. The area of ground is located adjacent to 18 Fulbar Avenue, Renfrew and is currently held within the Housing Revenue Account as shown on the attached plan E2457. The land is currently used as open space.
- 3.2. A request to purchase this area of ground has been received from the occupant of 18 Fulbar Avenue, Mr Sloan, who is seeking to extend the boundaries of his garden.
- 3.3. Recognising this ground was adjacent to more than one property officers contacted the other adjacent owners, who having considered this matter chose not to pursue a possible acquisition of the land indicated, but adjacent land nearer their own property. Their request is subject to a separate report to be considered by the Board.
- 3.4. The Head of Planning & Housing has confirmed that the area of ground has no operational requirement and would not be opposed to the ground being declared surplus.
- 3.5. The Head of Corporate Governance has confirmed there is no title restriction which would prohibit the possible sale of this ground.
- 3.6. The level of value is such that the Head of Property Services would utilise delegated powers to progress the sale, should the Board determine the ground is surplus.

Implications of the Report

1. **Financial** – Capital Receipt of £4,150 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 Corporate Governance
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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Date: 22/04/2016



Renfrewshire
Council

Land at 18 Fulbar Avenue, Renfrew Disposal Plan Ref. E2457



1:1,250

User: howardhaughj2

Date: 09/03/2016



Notes:

Legend



E2457, Area to be disposed to proprietor of 18 Fulbar Avenue extends to 166sqm or thereby