
To: Infrastructure, Land & Environment Policy Board

On: 23 January 2019

Report by: Director of Finance & Resources

Heading: Disposal of land at Skye Crescent, Paisley

1. Summary

- 1.1 This report advises the Board of a proposed disposal of land at Skye Crescent, Paisley to Sanctuary Housing Association.
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2. Recommendations

It is recommended that the Board:-

- 2.1 Authorise the Head of Property and the Head of Corporate Governance to dispose of the land at Skye Crescent shown indicated on the attached plan E2805, to Sanctuary Housing Association, on the terms and conditions detailed in this report.
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3. Background

- 3.1 The Strategic Housing Investment Plan was approved by the Communities Housing & Planning Board at its meeting on 7 November 2017 and sets out how investment in affordable housing will be targeted to achieve the objectives of the Local Housing Strategy.

This was approved following consultation and engagement with Community Planning partners, including the Housing Associations operating in Renfrewshire.

- 3.2 The plan identified Sanctuary Housing Association as the partner for the development of the site at Skye Crescent identified on plan E2805. Following discussions with Sanctuary Housing Association, they have indicated a proposal to develop approximately 130 new homes on the area of ground shown indicated on the attached plan.
- 3.3 Board would ordinarily be asked to reach a decision when in receipt of a finalised offer, which would be subject to caveats, including the purchaser being satisfied with the ground conditions following a site investigation. At the time of drafting this report, the site investigation reports were not available, and are expected in early January 2019. Upon receipt they will need to be analysed by Council officers to determine if they are reasonable. This can be time consuming. It is however financially in the interests of both the Council and Sanctuary Housing Association that the transaction concludes during the current financial year, therefore, a degree of discretion is sought to enable progress on the conveyancing required to meet this deadline, pending agreement on the final price.

4. **Proposed terms and conditions of sale**

- 4.1 The following provisional terms and conditions of sale have been agreed with Sanctuary Housing Association;
- 4.2 The purchase price payable for the land shown outlined on the attached plan, which extends to approximately 3.3 Hectares, shall be £1,560,000.
- 4.3 The Head of Property shall however be granted authority to negotiate a revised purchase price, if appropriate, following detailed analysis of Site Investigation reports still to be received, limited though to 20% less than the headline price of £1,560,000.
- 4.4 The sale of the land is subject to the purchaser obtaining all necessary planning and statutory consents required for their proposed development.
- 4.5 Each party shall bear their own legal and professional expenses incurred in concluding the sale with the purchaser responsible for meeting any land transaction taxes and registration dues.

- 4.6 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property to protect the Council's interest.
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Implications of the Report

1. **Financial** – Capital receipt of £1,560,000 to be received, subject to a possible 20% reduction following Site Investigation negotiations.

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

3. **Community Planning**

Building strong, safe and resilient communities. Increasing the supply of affordable housing and regenerating communities.

4. **Legal** – Disposal of land required.

5. **Property/Assets** – As per this report.

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** – Not applicable.

10. **Risk** – None.

11. **Privacy Impact** – Not applicable.

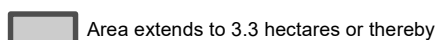
12. **Cosla Policy Position** – Not applicable.
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List of Background Papers

Background Paper 1 – Report to Communities, Housing and Planning Policy Board on
7 November 2017 entitled ‘Renfrewshire Strategic Housing Investment Plan 2018/19 to
2022/23’

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Date: 12/12/2018



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