

**To: Communities, Housing and Planning Policy Board**

**On: 13 March 2018**

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**Report by: Director of Finance & Resources**

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**Heading: Disposal of land adjacent to 9 and 11 Ewing Street, Kilbarchan**

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**1. Summary**

- 1.1 The purpose of this report is to declare the area of land adjacent to 9 and 11 Ewing Street, Kilbarchan shown on the attached plan, as surplus to requirements.
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**2. Recommendations**

**It is recommended that the Board:**

- 2.1 Declare the area of land located adjacent to 9 and 11 Ewing Street, Kilbarchan shown on the attached plan, as surplus to requirements.
- 2.2 Authorise the sale thereof to the adjoining owners of 9 and 11 Ewing Street, Kilbarchan, on such terms and conditions as may be negotiated by the Head of Property utilising delegated powers.
- 2.3 Authorise the Head of Corporate Governance to conclude the sale incorporating into the bargain such terms and conditions as may be deemed necessary to protect the Council's interest.
- 2.4 Note that the Head of Planning & Housing Services will place an advert in the local press in terms of the Town and Country Planning (Scotland) Act 1959 for the proposed sale of an area of open space.

- 2.5 Note that the disposal of this land will have deemed consent from Scottish Ministers in terms of the regulations introduced in March 2016 for the proposed disposal of HRA land & property.
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### 3. Background

- 3.1. The area of land, which is held on the Housing Revenue Account, comprises a total of 1,998 sq m. The area of land is currently overgrown and was previously considered part of the gardens of the cottage flats at 9 and 11 Ewing Street.
- 3.2. A request to purchase was first received by the adjoining owner at 7 Ewing Street. Following a neighbour notification process, additional adjoining owners noted their interest in the land. A closing date was subsequently set for January 2018, with an offer being submitted by a consortium of three adjoining owners. The owners of 7 Ewing Street, Red Maple Cottage and the Old Manse on Well Street.
- 3.3. The land has not been maintained for a considerable period of time, and the purchasers intend to incorporate the land into their respective gardens, which will improve the amenity of the area.
- 3.4. The area of ground concerned is such that the purchase price/value of the ground will be at a level upon which delegated powers granted to the Head of Property for the disposal of surplus property will be utilised.
- 3.5. The purchasers will be required to seek planning consent for the change of use from open space.
- 3.6. The purchasers will be liable to meet the Council's reasonable professional and legal expenses in processing this transaction.
- 3.7. 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.
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### Implications of the Report

1. **Financial** – The HRA will benefit from a capital receipt.
2. **HR & Organisational Development** - *None*.
3. **Community Planning** –
- Children and Young People** – None
- Community Care, Health & Well-being** – None

**Empowering our Communities** - None

**Greener** - None

**Jobs and the Economy** - None

**Safer and Stronger** - None

4. **Legal** – Conclude the legal terms of the sale contract.
5. **Property/Assets** – Conclude negotiation and completion of the property disposal.
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. 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** – None.
11. **Privacy Impact** – None.

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## List of Background Papers

- (a) None

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Renfrewshire  
Council

# Potential Disposal Sites, Ewing Street, Kilbarchan

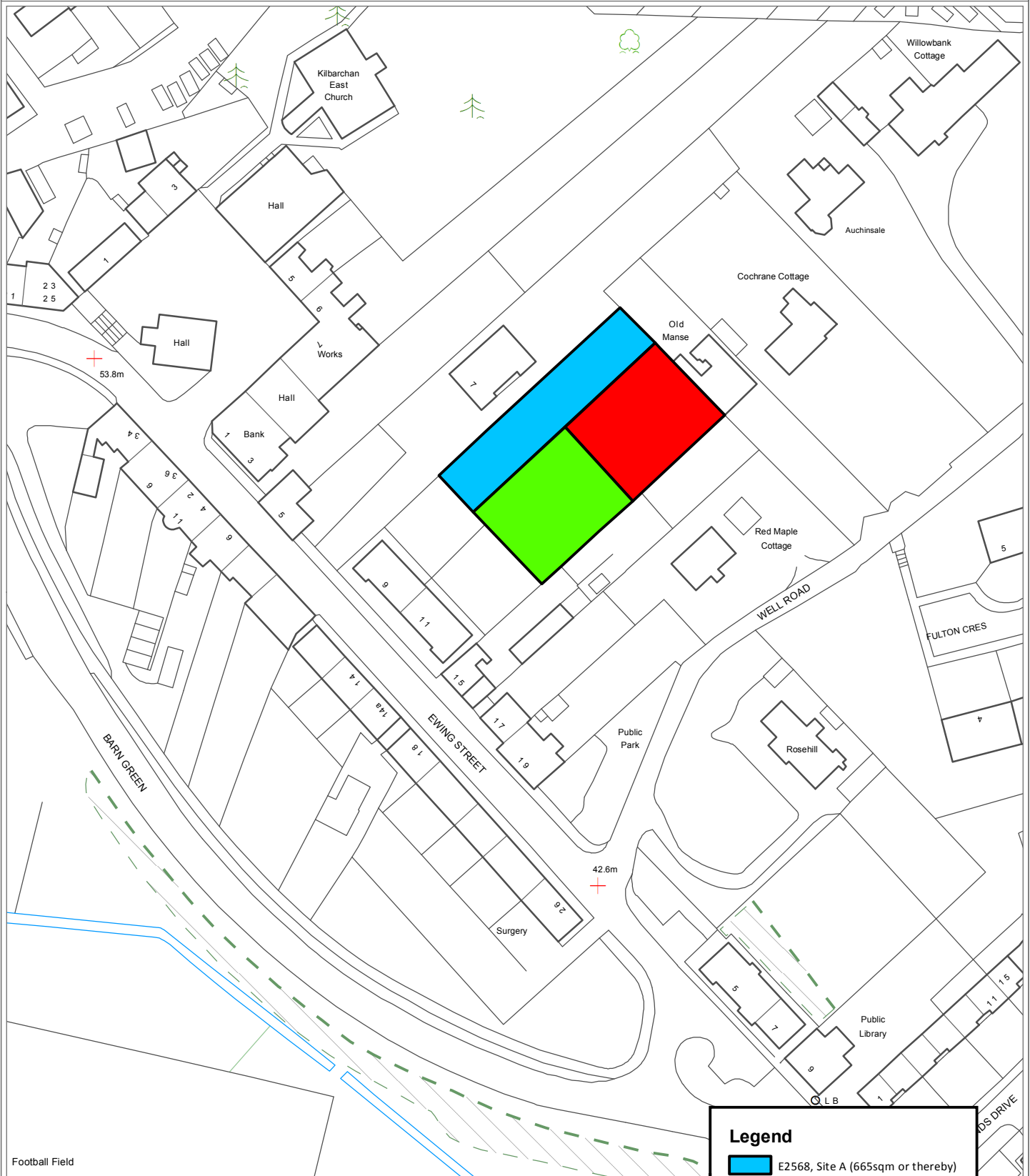
## Plan Ref. E2568 (Option 2)



1:1,250

User: howardhaughj2

Date: 14/12/2016



Notes: