

To: Infrastructure, Land & Environment Policy Board

On: 8th November 2017

Report by: Director of Finance & Resources

Heading: Land at Broomlands Street, Paisley

1. **Summary**

1.1 This report seeks consent to the disposal of land at Broomlands Street, Paisley to Messrs Nixon Blue Limited on the basis of the terms and conditions contained in this report.

2. **Recommendations**

It is recommended that the Board:-

2.1 Grant authority to the Head of Property Services and the Head of Legal and Democratic Services to conclude the disposal of land at Broomlands Street, Paisley shown shaded and hatched on the attached plan, to Nixon Blue Limited, subject to the terms and conditions contained in this report.

2.2 Declare both the shaded and the hatched areas of ground that are shown on the attached plan surplus to requirements in order to progress the proposed disposal to Nixon Blue Limited.

3. **Background**

3.1 Nixon Blue Limited have concluded missives in principle to acquire the former Ogilvie Club, 18 Broomlands Street, Paisley, and have

approached the Council to purchase the adjacent land extending to approximately 1,538 square metres (0.38 acres) as shown indicated on the attached plan. The area shown hatched and shaded is the road solum of the former John Street, over which the Council has part ownership. The area only shown shaded is fully within the ownership of the Council.

- 3.2 The Council's land at Broomlands Street comprises a tarmac area formerly the site of public toilets which were demolished in August 2013. There is also an area of mature trees and shrubs, over which there are no Tree Preservation Orders.
- 3.3 Nixon Blue envisage that they could build 28 flats on the Ogilvie Club site in isolation, but that approximately 43 flats could be built if the Council's land was incorporated, enabling a better designed development. This difference of 15 flats is the value to the Council in selling this site. It should be noted however that the total number of flats developable will only be determined once planning permission has been obtained.
- 3.4 Discussions have taken place with representatives of Nixon Blue Limited, and the following main terms and conditions of sale have been provisionally agreed.

4. Proposed terms and conditions of sale;

- 4.1 The purchase price payable for all of the land shown hatched and shaded on the attached plan shall be £150,000 plus VAT. This is on the basis that the purchaser obtains planning permission for the development of 43 flats.
- 4.2 If planning permission for either more or less than 43 flats is secured, then the purchase price will be adjusted pro-rata on the basis of a rate of £10,000 per flat.
- 4.3 The disposal of the Council's interest is subject to Nixon Blue Limited becoming adjoining owners by concluding the acquisition of the Ogilvie Club site.
- 4.4 The purchaser shall meet the Council's reasonable legal and professional expenses incurred in concluding the transaction.
- 4.5 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.

Implications of the Report

1. **Financial** – Purchase price of approximately £150,000 plus VAT to be received.
2. **HR & Organisational Development** – None.
3. **Community Planning** – Potential new residential development will boost the regeneration of the west end of Paisley.
4. **Legal** – Sale of land to be concluded.
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.

List of Background Papers

(a) Background Paper 1 – None.

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Renfrewshire Council

Land at Broomlands Street, Paisley

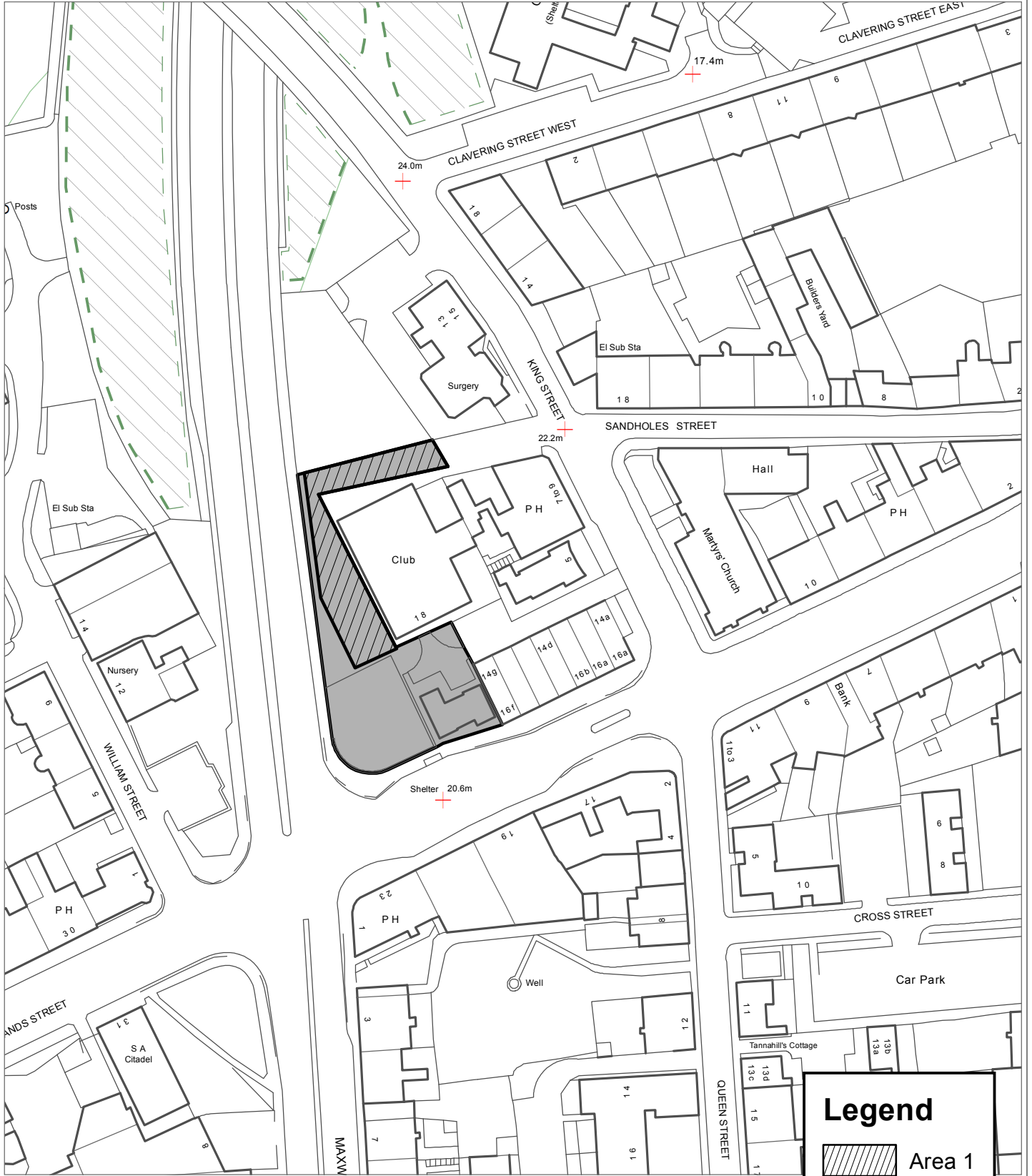
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User: howardhaughj2

Date: 05/10/2017



Notes:

Legend

-  Area 1
-  Area 2