

To: Infrastructure Land & Environment Policy Board

On: 20 March 2024

Report by: Chief Executive

Heading: Land at Broomlands Street, Paisley

1. Summary

- 1.1 This report seeks consent to an adjustment of the purchase price calculation in relation to the disposal of land at Broomlands Street, Paisley to J & A Developments Ltd.
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2. Recommendations

- 2.1 It is recommended that the Board:

Approve an adjustment to the purchase price calculation in relation to the disposal of land at Broomlands Street, Paisley to J & A Developments Ltd. as detailed in this report.

3. Background

- 3.1 The Infrastructure, Land & Environment Board on 15th March 2023 approved the main terms and conditions of the sale of the land shown shaded and hatched on the attached plan to J & A Developments Ltd.
- 3.2 Board agreed that the purchase price payable for this land would be £250,000 plus VAT, subject to the purchaser obtaining planning permission for the development of 60 flats. If planning permission for either more or less than 60 flats is secured, then the purchase price would be adjusted pro-rata on the basis of a rate of £12,500 per flat.

- 3.3 On review, it is apparent that the strict application of this calculation could mean that if planning permission is received for only 40 flats, no price would be payable at all. This is not an acceptable position for the Council so there have been further discussions with the purchaser. Provisional agreement has now been reached, and the price now to be paid will be 1/3 of the total number of units granted planning permission on both the Councils land plus J & A Developments adjacent site x £12,500.

Implications of the Report

1. **Financial** – capital receipt to be received (dependent on details of planning permission granted on the land)
2. **HR & Organisational Development** – None.
3. **Community Planning** – New residential development will boost the regeneration of the west end of Paisley
4. **Legal** – Disposal of land.
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 –

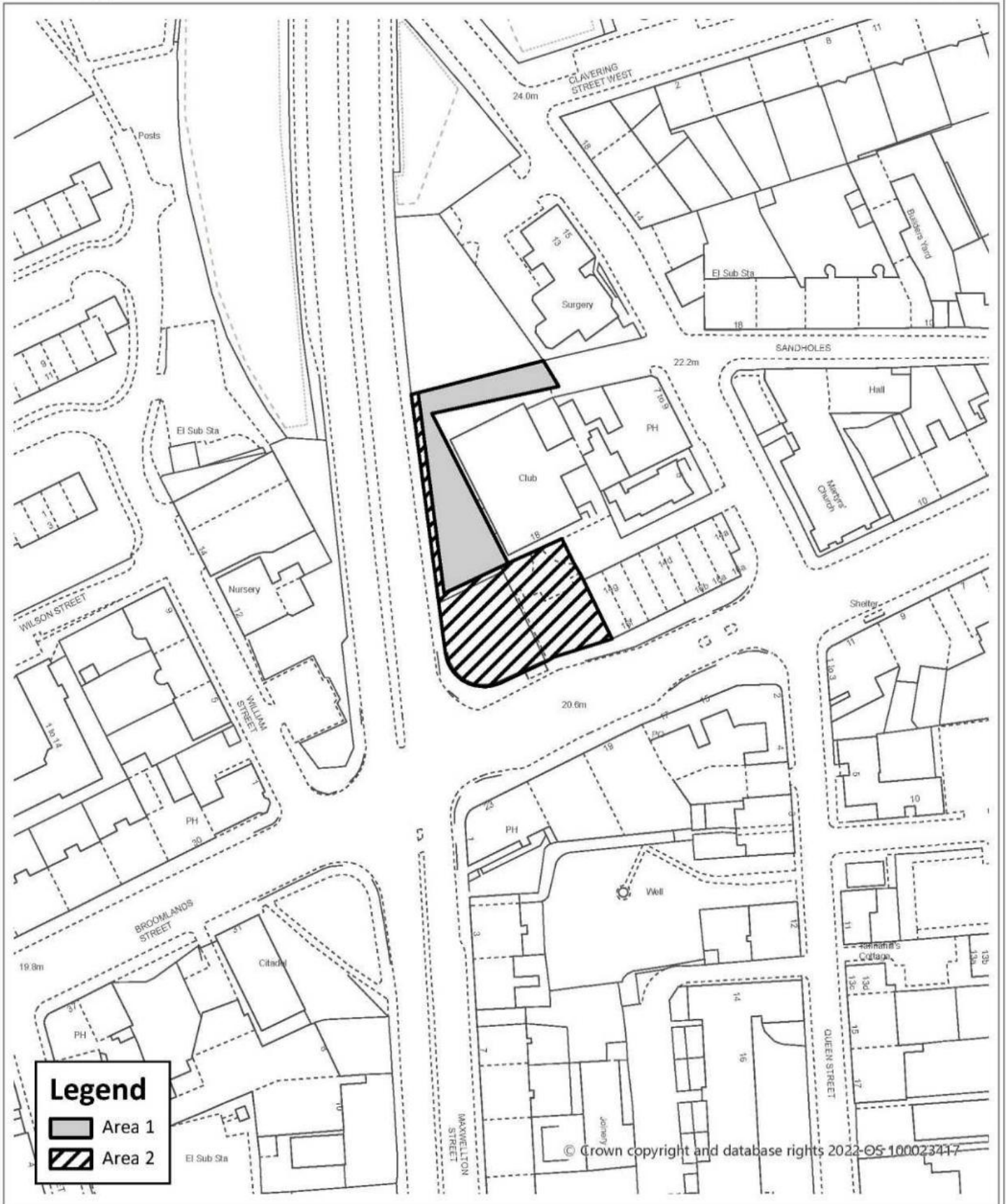
- A) Report to Infrastructure, Land & Environment Board on 8th November 2017
- B) Report to Infrastructure, Land & Environment Board on 15th March 2023

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Land at Broomlands Street, Paisley

Plan Ref. E3340



Legend

-  Area 1
-  Area 2

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Notes: