

To: Infrastructure, Land and Environment Policy Board

On: 8th November 2017

Report by: Director of Finance and Resources

Heading: Land at Centreholm, Erskine

1. Summary

- 1.1 The purpose of this report is to seek authority to declare the supplementary area of ground at Centreholm, Erskine, indicated on the attached plan, as surplus to requirements.
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2. Recommendations

It is recommended that the Board:-

- 2.1 Declare the supplementary area of land at Centreholm, Erskine, as indicated on the attached plan, surplus to requirements.
- 2.2 Authorise the Head of Property and Head of Corporate Governance to progress with the disposal of this ground along with the original surplus site shown on the attached plan.

3. **Background**

- 3.1 The original surplus site shown on the attached plan was declared surplus at the Planning and Property Policy Board on 11th November 2014. This to enable possible development.
- 3.2 The original surplus site was marketed fully. Offers received were reported to the Planning and Property Policy Board, and at its meeting on 12th May 2015, it agreed to proceed to offer the site to the top offeror with instructions to seek to conclude missives for sale.
- 3.3 Discussions with the selected offeror, LIDL, have progressed to the point that they have revised their plans for development and now seek some additional land required to facilitate their revised model. The Land is held within the General Services Account. Children's Services have confirmed it has no future use for the land in the context of the recently completed new Park Mains High School and indeed the land (along with the remaining unused former school site) had previously been highlighted as to be used for development following completion of demolition of the old school.
- 3.4 The additional land will enable LIDL to progress with their proposed Development in Erskine, to offer the community an increased retail offering.

Implications of the Report

1. **Financial** – General Services Account will in time receive a capital receipt, most likely enhanced to reflect the sale of the additional landholding.
2. **HR & Organisational Development** – None.
3. **Community Planning** –
- Children and Young People** – The landholding to the west within the existing Park Mains High School site is not required for the continued and future operation of the recently replaced school campus.
- Community Care, Health & Well-being** – further investment into Erskine for the benefit of the local community.

Jobs and the Economy – Development at the site will promote additional employment and diversity.

4. **Legal** – Disposal of land will be required in due course.

5. **Property/Assets** – As per the 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. 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.

12. **Cosla Policy Position** – not applicable.

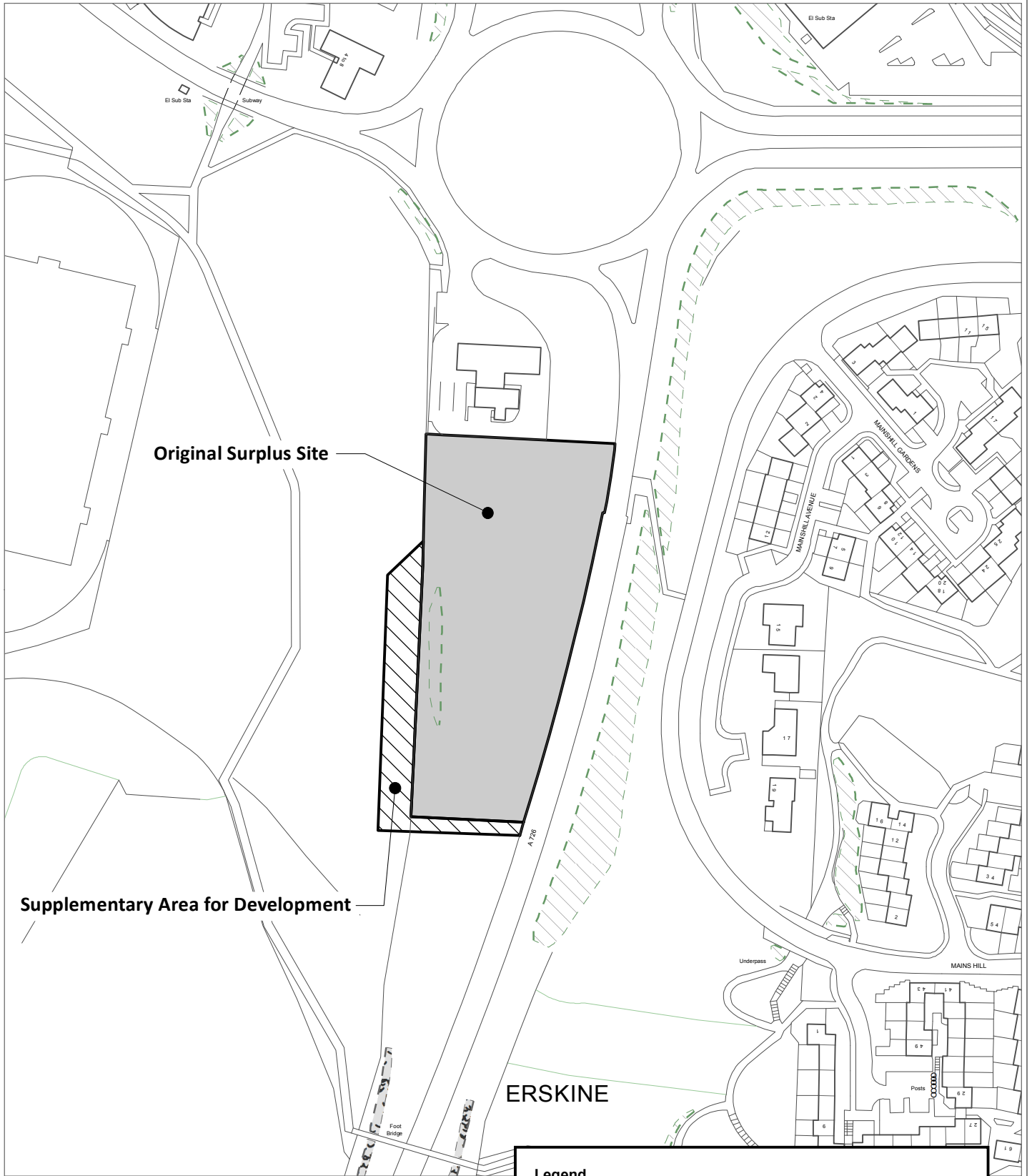
List of Background Papers

(a) Background Paper 1 - Report entitled Land at Centreholm, Erskine to the Planning and Property Policy Board on 11th November 2014.

(b) Background Paper 2 – Report entitled Disposal of Land at Centreholm, Erskine to the Planning and Property Policy Board on 12th May 2015.

The foregoing background papers will be retained within Property Services for inspection by the public for the prescribed period of four years from the date of the meeting. The contact officer within the service is Joe Lynch, Head of Property tel. 0141 618 6159 or email-joe.lynch@erenfrewshire.gov.uk.



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Supplementary Area for Development

Original Surplus Site

Legend

-  Original surplus site area extending to 8097sqm (2 acres) or thereby
-  Supplementary area for development extending to 1469sqm (0.36 acres) or thereby

Notes: