

To: Infrastructure, Land & Environment Policy Board

On: 24 March 2021

Report by: Director of Finance & Resources

Heading: Disposal of land at Albert Road, Renfrew

1. Summary

1.1 This report advises the Board of a proposed disposal of land at Albert Road, Renfrew to Williamsburgh Housing Association for the development of affordable housing.

2. Recommendations

It is recommended that the Board:-

2.1 Grant authority to the Head of Property in consultation with the Head of Corporate Governance to dispose of the land at Albert Road, Renfrew shown indicated on the attached plan E3101, to Williamsburgh Housing Association, on the terms and conditions detailed in this report.

3. Background

3.1 Renfrewshire's Strategic Housing Investment Plan 2019/20 – 2023/24 was approved by the Communities Housing & Planning Board at its meeting on 30 October 2018 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 Williamsburgh Housing Association as the partner for the development of the site at Albert Road, Renfrew identified on plan E3101.

Williamsburgh Housing Association intend to develop 42 new affordable homes on this site.

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

4.1 Disposal negotiations have been ongoing between the Council and Williamsburgh Housing Association, and the following main provisional terms and conditions of sale have been agreed;

4.1.1 The purchase price payable for the land shown outlined on the attached plan, which extends to approximately 1.16 Hectares, shall be £525,000 (Five Hundred and Twenty Five Thousand Pounds).

4.1.2 Renfrewshire Council will not opt to tax this site as it is being sold for Social Housing.

4.1.3. The sale of the land is subject to the purchaser obtaining all necessary planning and statutory consents required for their proposed development.

4.1.4 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.

4.1.5 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** – Capital receipt of £525,000 to General Services account.

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.
13. **Climate Risk** – None.

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'

Author: Andrew Smith – 07534 154048. andrew.smith@renfrewshire.gov.uk




Land at Albert Road, Renfrew

Report Plan Ref. E3101



Notes:

Legend

 Site extends to 1.16 Ha or thereabouts