

**To:** Infrastructure, Land & Environment Policy Board

**On:** 4 November 2020

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

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**Heading:** Former smallholding 28 Parkmains Erskine

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## 1. Summary

- 1.1 The purpose of this report is to seek approval to declare the former smallholding along with the adjacent walled garden at 28 Parkmains Erskine as surplus to operational requirements and to instruct the marketing for sale of the buildings and site.

## 2. Recommendations

- 2.1 It is recommended that the Infrastructure, Land and Environment Policy Board declares that the buildings and site, as indicated within the plan E3089 attached, as surplus to operational requirements to enable the marketing for sale of the buildings and site.
- 2.2 Request the Head of Property to market the property as available for sale on the open market.
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## 3. Background

- 3.1 The former smallholding at 28 Parkmains Erskine, along with the adjacent walled garden measures (approximately 0.4 hectares) in area and is located near to St. Anne's Primary School.
- 3.2 The former smallholding was one of a number acquired by General Services when the new town of Erskine was being formed.

The former Renfrew District Council Physical Planning & Building Control Board of September 1987 determined that the smallholding be transferred to the then Housing Committee, for the day to day management, while the surrounding land be retained by General Services for future Development, Agenda Item 33. This was ratified by the District Council at its' meeting on 15 October 1987.

- 3.3 The former smallholding has been managed since by Housing, and been occupied up until January 2018, when the sitting tenant was decanted, while external and internal repairs were being considered to ensure the property met Scottish Housing Quality standards. During this period the sitting tenant decided to relinquish her secure tenancy in April 2019 in respect of the property, choosing to remain at the decanted property. Officers continued to consider in greater detail the cost to repair the property and subsequently determined that it was prohibitive. The Head of Housing and Planning recognising that it would not be in the interest of the Housing Revenue Account.
- 3.4 Taking cognisance of the fact the property is now vacant, and lies adjacent to a potential small development site, as identified by the former District Council, it is the view of the Asset Manager that an opportunity exists for the site of 28 Parkmains to be combined with the adjacent ground to offer a small development opportunity.
- 3.5 While day to day management of 28 Parkmains rested with Communities Housing and Planning, there was no formal internal transfer of the property to the Housing Revenue Account. It is for this reason that the Infrastructure, Land and Environment Policy Board is now asked to declare the property as surplus.

#### 4. **Next Steps**

- 4.1 Following the buildings and site being declared surplus, the property will be marketed for sale.

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### **Implications of the Report**

1. **Financial** – Potential for a capital receipt following marketing of the site for sale.
2. **HR & Organisational Development** – None.
3. **Community Planning** – None.
4. **Legal** – The titles have been checked and there is no impediment which would prevent the Council from seeking to dispose of the Asset, subject to agreement on the boundary extent, and appropriate terms and conditions.
5. **Property/Assets** – The availability of the property will be advertised via on site advertising, the Council's website and host property web sites.
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 it is for noting only. 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.

13. **Climate Risk** – None.

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**List of Background Papers - None**

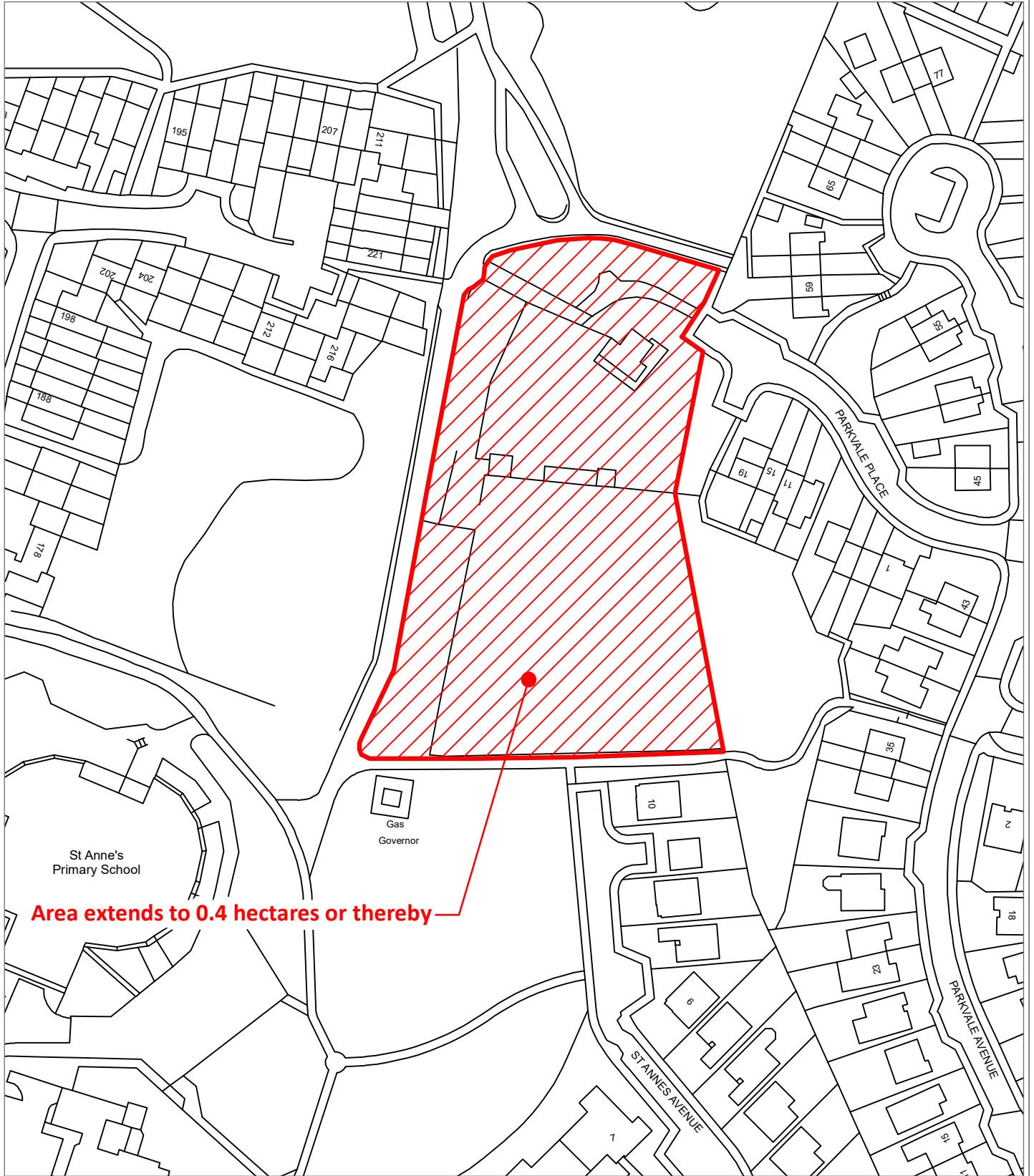
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# 28 Park Mains, Parkvale Place, Erskine

## Report Plan Ref. E3089



**Area extends to 0.4 hectares or thereby**

Notes: