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**To: Planning & Property Policy Board**

**On: 15<sup>th</sup> March 2016**

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

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**Heading: Shop premises at 64 Netherhill Road, Paisley.**

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## **1. Summary**

- 1.1 This report seeks consent to dispose of the shop property at 64 Netherhill Road, Paisley to the sitting tenant, Mr Muhammed Atif on the basis of the terms and conditions contained in this report, subject to the property being declared surplus to the Council's requirements by the Housing and Community Safety Policy Board which meets on 15<sup>th</sup> March 2016, and subject to receipt of Scottish Ministers consent.
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## **2. Recommendations**

It is recommended that the Board:-

- 2.1 Grant authority to the Head of Property Services and the Head of Corporate Governance to conclude the disposal of the shop property at 64 Netherhill Road, Paisley to Mr Muhammed Atif, subject to the terms and conditions contained in this report.
- 2.2 Note that disposal of the property is subject to receipt of Scottish Ministers consent in terms of section 12(7) of the Housing (Scotland) Act 1987 for the disposal of Housing Revenue Account land and property.

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### 3. **Background**

- 3.1. Mr Muhammed Atif has been a tenant of the Council owned shop property at 64 Netherhill Road, Paisley since July 2013. His current lease is on a month to month basis, at an annual rental of £4,700. The shop is located in a single storey building comprising ten shop units, three of which are in the ownership of the Council. The lease permits the shop to trade as a grocer & newsagent, and the other Council units in this parade trade as a bakery and a pharmacy.
- 3.2. Mr Atif is keen to invest in the property, but considers that he will have more incentive to do so if he has outright ownership of the shop. He has therefore submitted a request to purchase this property.
- 3.3. The Board may recall approving a new longer term lease at this address at the meeting on 26<sup>th</sup> January 2016. Mr Atif still intends to conclude the longer term lease, and thereafter proceed to purchase the shop.

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

- 4.1 The following provisional terms and conditions of sale have been agreed with Mr Atif;
  - 4.1.1 The purchase price payable shall be £61,500( Sixty one thousand five hundred pounds).
  - 4.1.2 Disposal shall be subject to the property being declared surplus to the requirements of the Council by the Housing and Community Safety Policy Board which meets on 15 March 2016.
  - 4.1.3 The disposal shall be subject to the receipt of Scottish Ministers consent in terms of section 12(7) of the Housing(Scotland) Act 1987 for the disposal of land and property held on the Housing Revenue Account..
  - 4.1.4 The purchaser shall meet the cost of all of the Council's reasonable legal and professional expenses incurred in concluding the sale.
  - 4.1.5 Any other reasonable terms and conditions considered necessary by the Head of Corporate Governance and the Head of Property Services to protect the Council's interest.

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### **Implications of the Report**

- 1. **Financial** – Purchase price of £61,500 to be received.

2. **HR & Organisational Development** – None.
3. **Community Planning** –  
  
Wealthier & Fairer - Disposal will provide Mr Atif with more incentive to invest in the property.
4. **Legal** – Disposal to be concluded and Scottish Ministers consent to be obtained.
5. **Property/Assets** – Disposal will relieve the Council of any responsibility for this property.
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** – none.
10. **Risk** – none.
11. **Privacy Impact** – none.

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# 64 Netherhill Road, Paisley

## Lease/Report Plan Ref. E2420

User: howardhaughj2

Date: 12/11/2015



Notes:

### Legend

- Shop area
- Service road & yard