

To: Planning & Property Policy Board

On: 23 August 2016

Report by: Director of Finance & Resources

Heading: Bridgewater, Erskine sites 4A & 4B – Proposed Disposal/Option Agreement

1. Summary

The purpose of this report is to

- 1.1 seek consent to dispose of site 4A and to grant a 3 year option to purchase site 4B , the land indicated on the attached plan(E2495) to Tom Wylie on the terms and conditions set out in this report and
 - 1.2 authorise the Head of Property Services together with the Head of Corporate Governance to conclude a disposal to the applicant of Site 4A and the option agreement for site 4B, subject to the terms and conditions set out within this report and any other terms and conditions considered necessary by the Head of Property Services and the Head of Corporate Governance to protect the Council's interest.
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2. Recommendations

It is recommended that the Board

- 2.1 authorise the Head of Property Services together with the Head of Corporate Governance to conclude a disposal of site 4A to the applicant subject to the terms and conditions set out within this report and any other terms and conditions considered necessary by the Head

of Property Services and the Head of Corporate Governance to protect the Council's interest, and

- 2.2 approve the granting of an option to purchase site 4B the land shown on the attached plan(E2495) in favour of Tom Wylie, for a period of 3 years from the date of conclusion of formal legal documentation on the terms and conditions as detailed within this report.
- 2.3 note that the Board can anticipate that it will be asked to consider a future planning application for this site from Tom Wylie or his agents at a later date.

3. **Background**

- 3.1. The land shown on the attached plan(E2495) is within the Erskine Riverfront Transition Area. The Head of Planning & Housing's 2015 Development Guide for the area confirms that a range of uses would be appropriate at this location, including light industrial.
- 3.2 The sites at this locality have been advertised for a number of years with a view to attracting light industrial development, with limited success. The applicant currently occupies one of the Council's existing nearby industrial units for his jewellery business. He has a need to expand from his present location and is keen to build his own unit with factory shop to meet his expansion needs. He approached the Council originally for what was site 4 of the proposed development sites at this locality, but on further reflection he requested to acquire part only of the site with an option to acquire the balance at a later date. Officers have provisionally agreed to split this site into two elements 4A & 4B to try and accommodate this request.
- 3.3 The following Heads of Terms have been provisionally agreed for the disposal of Site 4A and for an option agreement to be granted in the applicants favour for Site 4B

Site 4A

- Renfrewshire Council will dispose to Tom Wylie site 4A as shown on the attached Plan E2495 extending to 2428m²(0.6 of an acre) or thereby.
- The purchase price for the land in question shall be the sum of £60,000 (Sixty thousand pounds sterling exclusive of VAT) payable on date of entry.
- The site is being sold to enable the applicant to take forward his plans to build a light industrial unit with factory shop to expand his existing business.
- The purchase price is subject to the applicant being satisfied with the ground conditions.

- The applicant will be responsible for obtaining all necessary statutory consents for the construction of the industrial unit and its intended use.
- The applicant will have 1 year from the date of sale of the site to build the industrial unit. Should he fail to conclude the construction of the unit within this period the Council reserves a right of pre-emption to acquire the site back for the same consideration paid to the Council

Site 4B

- Renfrewshire Council will grant to the applicant an option agreement to acquire Site 4B as shown on the attached plan E2495 extending to 2428m² (0.6 of an acre) or thereby.
- The option is granted to allow the applicant to determine whether he desires to expand further his business options at this locality, other than the initial industrial unit he proposes to build at site 4A.
- The fee for the granting of this option shall be the sum of £1,000(one thousand pounds exclusive of VAT) per annum payable on the date of entry.
- The option agreement will be for a period of 3 years from the date of conclusion of the option agreement.
- Should the applicant choose to exercise the option agreement he shall pay to Renfrewshire Council the sum of £60,000 (sixty thousand pounds exclusive of VAT) for site 4B.
- Should the applicant fail to exercise the right to acquire in terms of the option agreement, the option fee shall be forfeited and Renfrewshire Council shall be at liberty to dispose of site 4B on the open market.
- Each party will bear their own professional and legal expenses in concluding the disposal and also the option agreement, but the purchaser will be responsible for meeting any Stamp Duty, Land transaction tax or registration dues applicable.

Implications of the Report

1. **Financial** – The Council will receive a purchase price of £60,000 for site 4A along with an option fee of £1,000 per annum for up to 3 years for site 4B, with a potential further £60,000, should the applicant proceed with the acquisition available in terms of the option agreement..
2. **HR & Organisational Development** – Not Applicable.
3. **Community Planning** –
 - a. **Children and Young People**
 - i.
 - b. **Community Care, Health & Wellbeing**
 - c. **Empowering our Communities**
4. **Legal** – Conclusion of the proposed disposal of site 4A and option agreement for site 4B with possibly future disposal.
5. **Property/Assets** – As per report.
6. **Information Technology** – Not Applicable
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** – Not Applicable.
9. **Procurement** –Not Applicable.
10. **Risk** – Not Applicable.
11. **Privacy Impact** – Not Applicable.

Author

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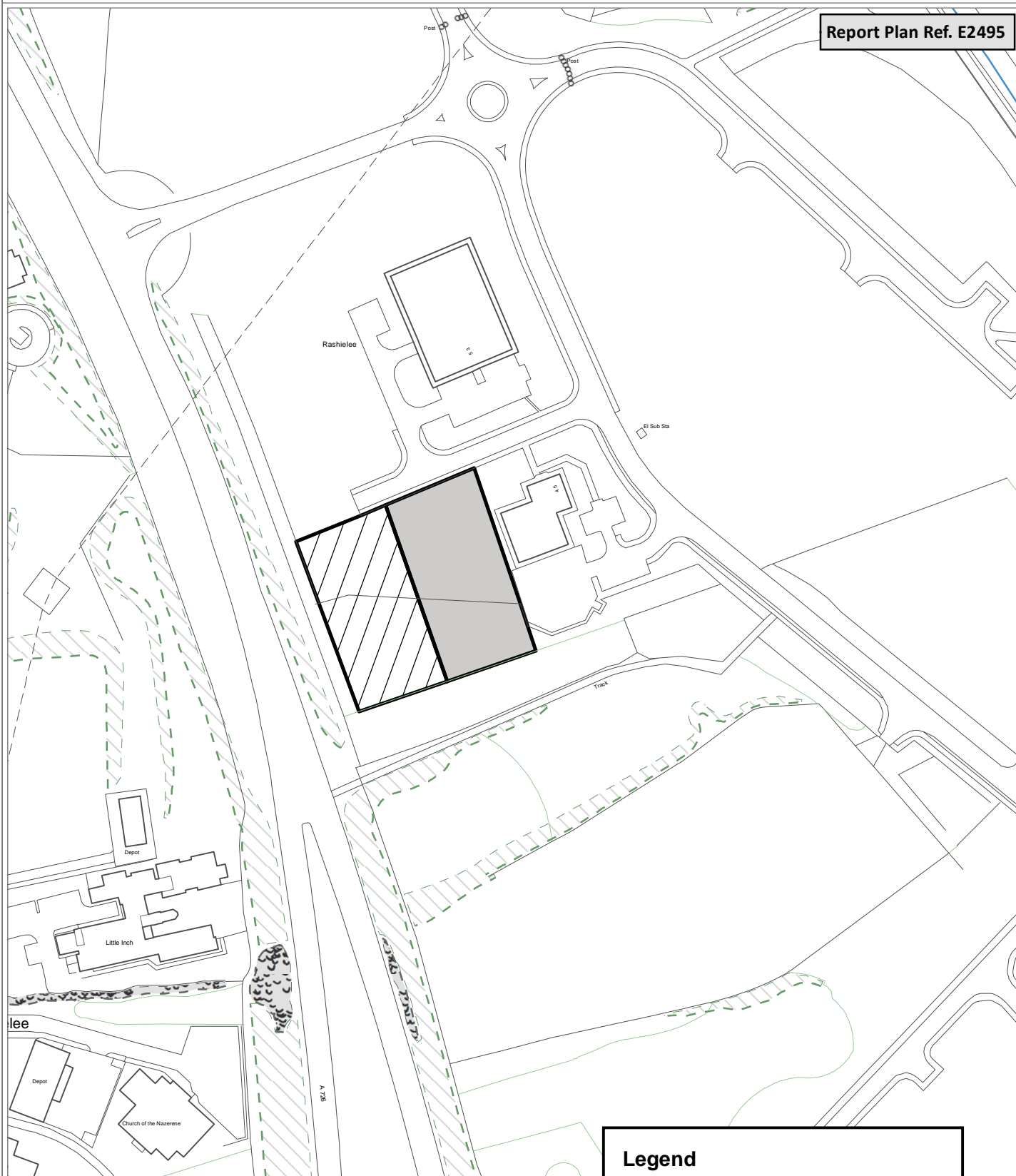
Potential Development Sites

Kilpatrick Drive, Erskine



User: howardhaughj2

Date: 29/07/2016

Report Plan Ref. E2495



Legend

-  Site 4A - 0.24 hectares (0.6 acres) or thereby
-  Site 4B - 0.24 hectares (0.6 acres) or thereby

Notes: