

**To: Communities and Housing Policy Board**

**On: 16 August 2022**

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**Report by: Director of Communities and Housing Services**

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**Heading: Land at Maple Drive, Johnstone Castle - Regeneration Phase 2**

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## **1. Summary**

- 1.1 This report updates the Board on a proposed disposal of land at Maple Drive, Johnstone to Link Housing Association for the development of affordable housing.
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## **2. Recommendations**

- 2.1 It is recommended that the Policy Board:
- (i) Declares the area of land at Maple Drive, Johnstone, outlined and hatched on appendix 1 (drawing E3228A), extending to 2.24 hectares or thereby, as surplus to requirements;
  - (ii) Authorise the Head of Economy and Development and the Head of Corporate Governance to negotiate terms for the disposal of the site to a housing association for development of affordable housing; and
  - (iii) note that the proposed sale terms would be either submitted to the Infrastructure Land & Environment Board for approval or approved in terms of the Scheme of Delegated Functions, as appropriate, prior to completion of the sale.
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### **3. Background**

- 3.1 Renfrewshire's Strategic Housing Investment Plan sets out how investment in affordable housing will be targeted to achieve the objectives of the Local Housing Strategy.
- 3.2 The Communities, Housing & Planning Board of August 21<sup>st</sup> 2018 identified an area of land in Johnstone Castle extending to 2.02 Ha as suitable for development by a housing association. The site was declared surplus following the demolition of existing Council housing on Cedar Avenue, Elm Drive and Maple Drive and Council officers were given authority to negotiate disposal to a housing association for affordable housing.
- 3.3 Discussions have been ongoing with Link Group Limited for a number of months and these discussions have highlighted the requirement to adjust the boundaries of the site to accommodate the planned development layout.

### **4. Updated Proposal**

- 4.1 The Council has demolished all but one of the former housing properties on Elm Drive and Cedar Avenue but seven blocks of flats remain on Maple Drive, which will be demolished as part of this proposal. The remaining block on Cedar Avenue will be demolished following acquisition of the last remaining privately owned property in the block. (Please note that the block in question is not within the curtilage of the land being declared surplus.)
  - 4.2 The site boundaries have been adjusted to reflect: (a) the adjoining land ownerships (the route to the sub-station between 13 and 17 Maple Drive has been excluded); (b) the design layout produced by Link following consultation with planning officers (the Cedar Avenue and Maple Drive carriageways, layby parking and footways are now included); and (c) best practice asset management avoiding small strips of isolated land remaining in Council ownership (the solum under the footways and carriageways up to the centre line of the road is included where appropriate). The site now extends to 2.24 Ha or thereby and is shown on Appendix 1 (drawing E3228A). The plan attached to the 2018 Board paper is Attached as appendix 2 for comparison purposes.
  - 4.3 Council officers will continue to negotiate terms for the sale of the land to Link and the subsequent agreement will be referred to the Infrastructure, Land and Environment Policy Board or approved under the Scheme of Delegated Functions dependant on the value of the transaction.
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### **Implications of the Report**

1. **Financial** – Subject to valuations and negotiations by the Head of Economy and Development, there may a capital receipt for the sale of the site.
2. **HR & Organisational Development** – None.

3. **Community/Council Planning –**
    - *Building strong, safe and resilient communities* – Increasing the supply of affordable housing and regenerating communities.
  4. **Legal** – Conveyancing work associated with land transfers.
  5. **Property/Assets** – Transfer of HRA land to General Services for disposal.
  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** – Small one-off instructions for valuation and QS advice in relation to the value and developability of the site.
  10. **Risk** – Risks will be identified and managed for individual projects.
  11. **Privacy Impact** – None.
  12. **COSLA Policy Position** – Not applicable.
  13. **Climate Risk** – None.
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### List of Background Papers

- (a) Report to Communities Housing & Planning Policy Board, 21 August 2018: 'Draft Strategic Housing Investment Plan 2019/20 to 2023/24.'
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# Land at Johnstone Castle Report Plan Ref. E3228A



1:1,250


JW

Date: 12/05/2022



Notes:

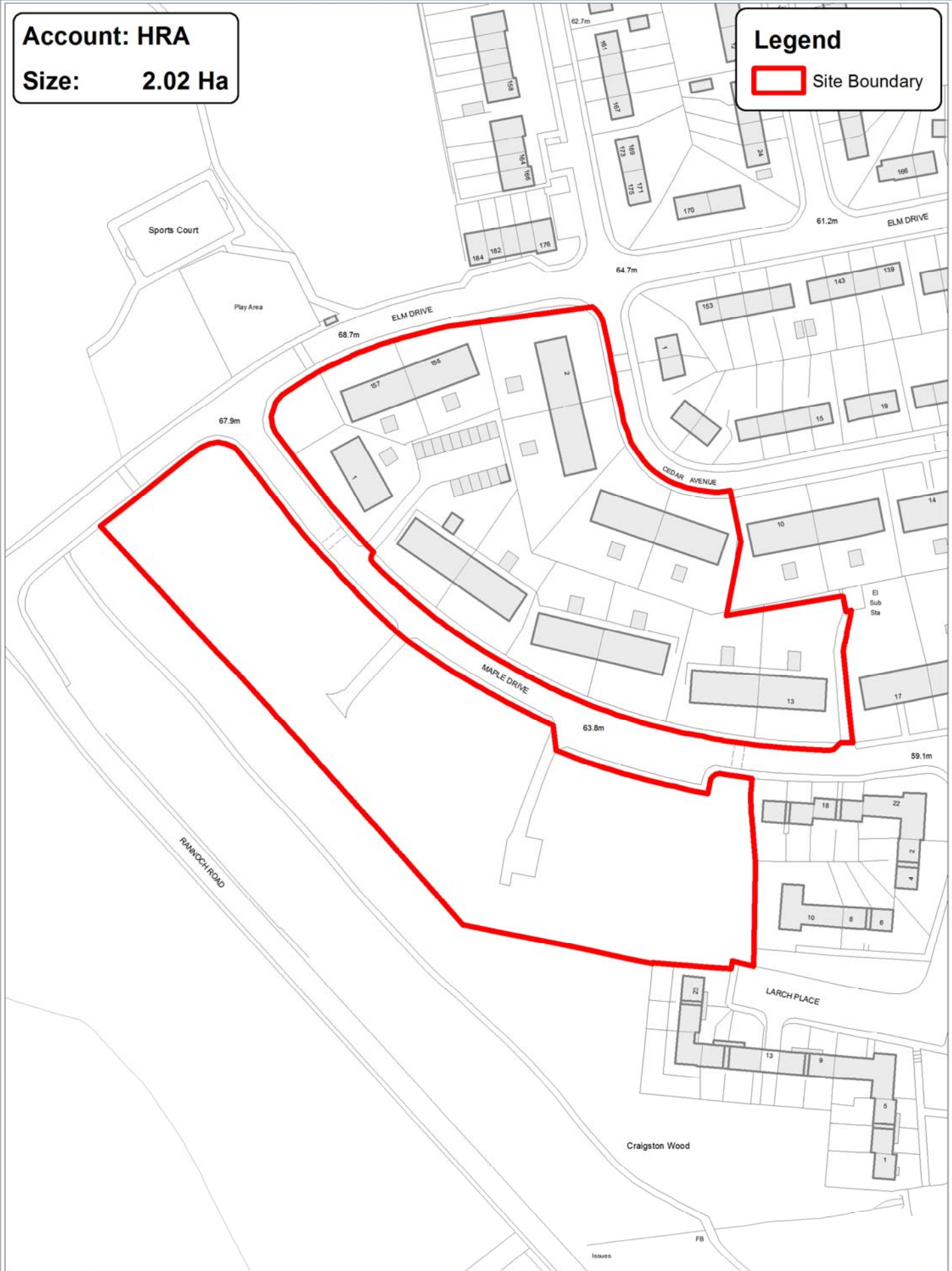
**Legend**

 Area extends to 2.24 hectares or thereby

# Plan A : Johnstone Castle Phase 2

**Account: HRA**  
**Size: 2.02 Ha**

**Legend**  
 Site Boundary



User: ptpollock1  
Date: 20/06/2018  
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