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**To: Planning & Property Policy Board**

**On: 17 May 2016**

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

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**Heading: Former Roads Depot, Scott's Road, Paisley**

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**1. Summary**

- 1.1 The purpose of this report is to seek Board approval to revise the purchase price payable for the former Roads Depot at Scott's Road, Paisley, as shown shaded on the attached plan.
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**2. Recommendations**

- 2.1 Authorise the Director of Finance & Resources to conclude a sale of this property to Mac Asphalt Ltd. on the basis of a revised purchase price of £230,000.
- 2.2 Authorise an amendment to the decision of the Board on 15<sup>th</sup> March 2016 in accordance with paragraph 28 of the Council's Procedural Standing Orders for the reasons set out in paragraph 3.2.
- 2.3 Authorise the remarketing of the subjects if a suitable bargain cannot be concluded with Mac Asphalt Ltd.
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### 3. **Background**

- 3.1 The Planning & Property Policy Board on 15<sup>th</sup> March 2016 approved a report recommending disposal of this property to Mac Asphalt Ltd. for a purchase price of £280,000. This was following a closing date for offers being set.
- 3.2 Since the March Board meeting, the property has been targeted by vandals resulting in significant internal damage to the building. In particular, toilet and kitchen fittings have been smashed and plumbed pipework stolen. Electric cabling, fittings and circuits have also been stolen, and most rooms within the office block have suffered general vandalism. Although the building was in need of some refurbishment, recent acts of theft and vandalism have increased the redevelopment expenditure required by the purchaser by approximately £50,000. Mac Asphalt Ltd. has therefore requested that the purchase price payable be adjusted to reflect the increased costs.
- 3.3 The costs of the vandalism have been investigated and following discussion with Mac Asphalt Ltd the request is considered to be reasonable. It is therefore, recommended that a revised purchase price of £230,000 be agreed.
- 3.4 In terms of the Council's Procedural Standing Orders, it is competent to amend a Board decision if the Chair is satisfied that, due to a material change in circumstances not apparent at the time of the original decision, it is reasonable for the original decision to be altered or superseded. The reasons for the request- to amend the decision of the Board on 15<sup>th</sup> March 2016 are detailed in paragraph 3.2 above.
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### **Implications of the Report**

1. **Financial** – Capital receipt of £230,000 to be received.
2. **HR & Organisational Development** - None.
3. **Community Planning** –
- Jobs and the Economy** - Improvement of employment opportunities within the area.
4. **Legal** – Disposal of property required.

5. **Property/Assets** – As per 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. 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** - Requirement to remarket if sale does not conclude.
11. **Privacy Impact** – None.

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# Former Depot, Scott's Road, Paisley

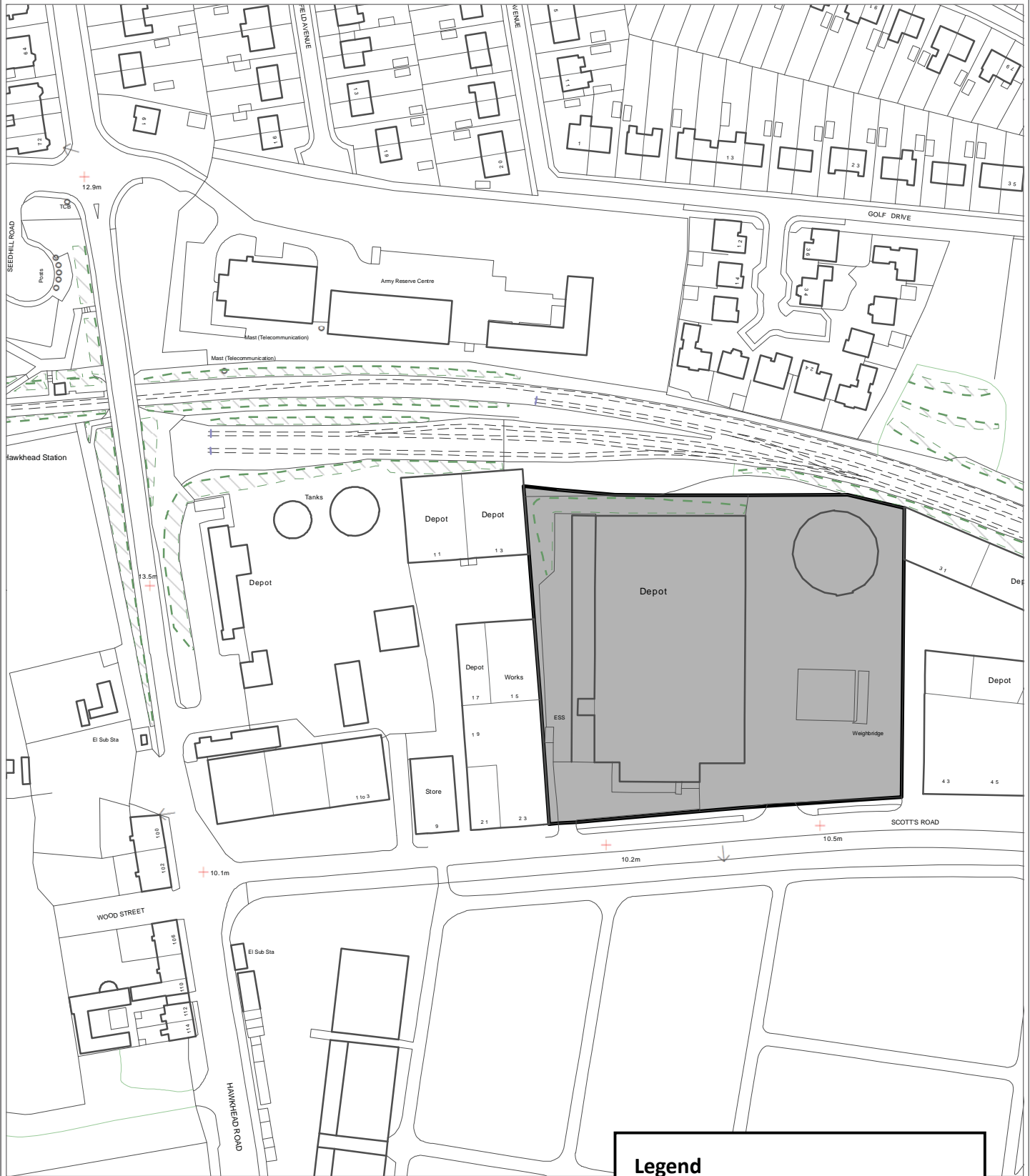
## Report Plan Ref. E2433



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User: howardhaughj2

Date: 19/01/2016



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