

EAST RENFREWSHIRE COUNCILCABINET16 August 2018Report by Director of EnvironmentPROPOSED DISPOSAL OF AMENITY LANDADJACENT TO CRAIGHEAD STREET, BARRHEAD**PURPOSE OF REPORT**

1. The purpose of the report is to ask the Cabinet to approve the sale of a small area of amenity ground adjacent to Craighead Street, Barrhead.

RECOMMENDATION

2. It is recommended that the Cabinet:
 - (a) approve the sale of a small piece of amenity ground held on the Housing Revenue Account to the adjoining St. Andrew's Church; and
 - (b) delegate to the Director of Environment, in consultation with the Chief Officer (Legal and Procurement), to finalise negotiations and conclude the disposal.

BACKGROUND AND REPORT

3. St. Andrew's Church has approached the Council seeking to acquire an area of Council owned land extending to approximately 200m²., shown outlined bold and hatched on the attached indicative location plan.
4. The Church want the land in order to assist with its development of a church hall proposed to be built within the existing church grounds. The hall is intended to for use by the church and the wider community.
5. The land is held on the Housing Revenue Account. Following consultation with the Housing Service, as holder of the land, it has no objection to its sale which would reduce the area of amenity ground it maintains.
6. In the absence of a requirement to retain the ground or any foreseeable alternative development potential, negotiations were progressed with the Church for its proposed sale.

7. It is proposed that the land be sold subject to the following terms and conditions:

- The prospective purchaser being St. Andrew's Church, as adjoining land owner.
- The land proposed to be sold being that described outlined bold and hatched on the indicative location plan attached, extending to approximately 200m².
- That the consideration for the ground be £4,500 (Four Thousand Five Hundred Pounds).
- The ground proposed to be sold being to assist the Church to accommodate its proposed hall extension within its existing land.
- The Church securing the necessary planning permission for the proposed change of use of the ground, together with any other necessary consent, statutory or otherwise, required in relation to the church's proposed use of the ground.
- The Church as the proposed purchaser of the land being required to enclose the ground with a suitable wall or fence to the Council's reasonable satisfaction and in accordance with any planning requirements.
- The Church maintaining the ground proposed to be sold to ensure that it does not become a nuisance to adjoining owners.
- In accordance with the Council's standard practice that the Council's reasonable legal and surveyor's fees, incurred in concluding the proposed transaction, be reimbursed.
- The date of entry together with all other terms and conditions required in relation to the proposed sale being a matter for negotiation between the respective parties' solicitors.

FINANCE AND EFFICIENCY

8. The proposed sale of the ground will result in a modest capital receipt and will reduce the Council's ground maintenance liability.

CONSULTATION

9. There has been consultation with the Housing Service and the Planning Service.

PARTNERSHIP WORKING

10. The proposed sale of the land has no partnership working implications.

IMPLICATION OF THE PROPOSAL

11. There are no staffing, equality or sustain ability implications associated with this report.

CONCLUSIONS

12. The proposed sale will assist the adjoining Church in the development of its proposed new hall.

RECOMMENDATIONS

13. It is recommended that the Cabinet:
- (a) approve the sale of a small piece of amenity ground held on the Housing Revenue Account to the adjoining St. Andrew's Church; and
 - (b) delegate to the Director of Environment, in consultation with the Chief Officer (Legal and Procurement), to finalise negotiations and conclude the disposal.

Director of Environment

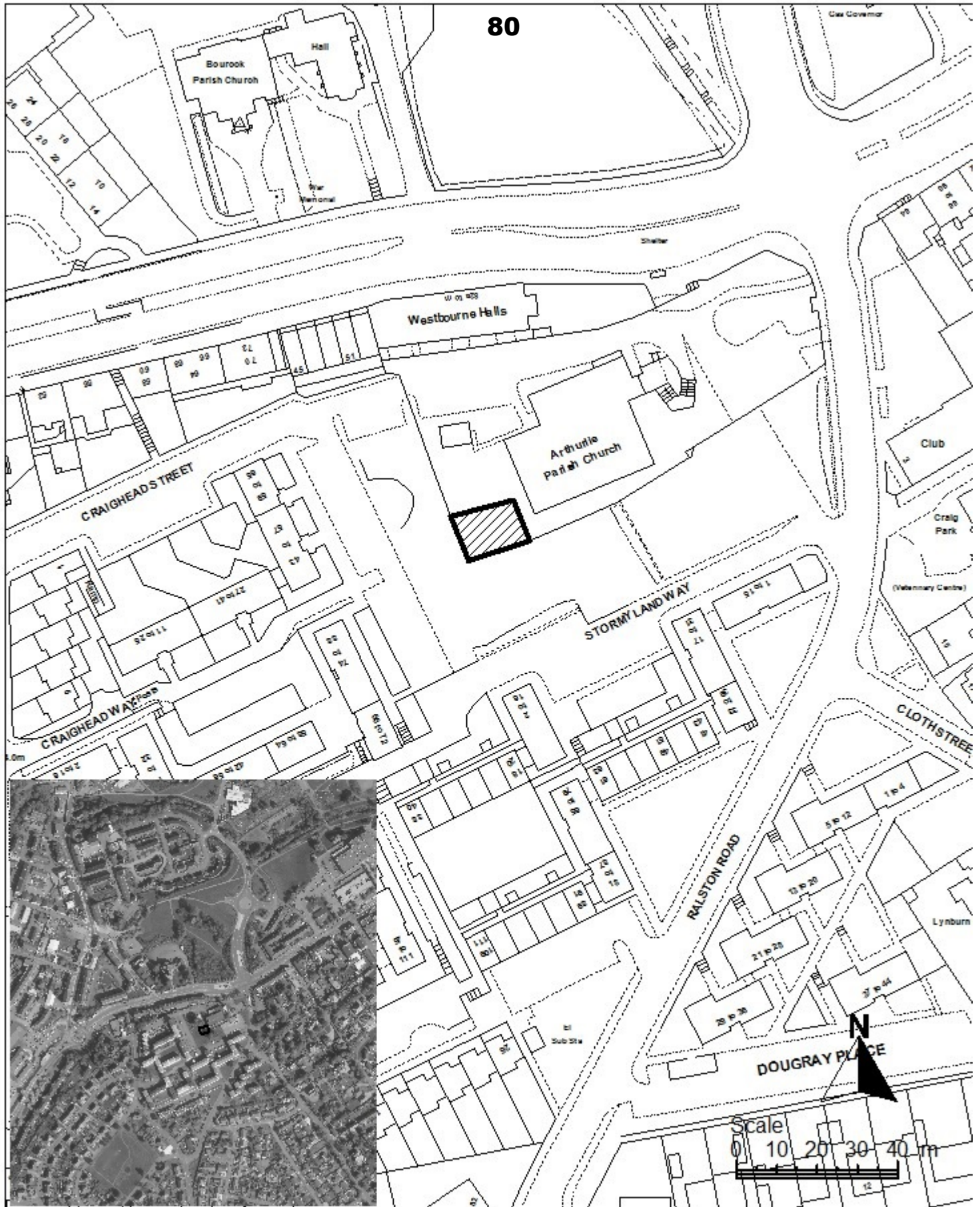
Further information can be obtained from Phil Daws Head of Environment (Strategic Services), 0141 577 3186 or phil.daws@eastrenfrewshire.gov.uk

Convener contact details

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August 2018



Ground adjoining St Andrew's Church, Barrhead



MAP REFERENCE: NS5058NW

DATE: 28/06/2018

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