

EAST RENFREWSHIRE COUNCILCABINET9 November 2017Report by Director of EnvironmentPROPOSED SALE OF LAND AT THE REAR OF 3 BON ACCORD ROAD, BUSBY**PURPOSE OF REPORT**

1. The purpose of this report is to seek Cabinet approval for the sale of Council owned ground at the rear of the house at 3 Bon Accord Road, Busby.

RECOMMENDATION

2. The Cabinet is asked to approve the sale of the area of Council owned ground situated at the rear of 3 Bon Accord Road, Busby to Miss Lesley Gorrie, the owner of 1 Bon Accord Road, Busby.

BACKGROUND

3. The owner of the house at 1 Bon Accord Road contacted the Council with a request to purchase an area of garden which currently forms part of the rear garden of 3 Bon Accord Road. This ground is held on the housing account and is shown hatched on the location plan attached.

4. Following consultation with the Council's Housing Service and the tenant of number 3 Bon Accord Road, there are no objections in principle to the land being sold.

5. In 2016 changes were made by the Scottish Government to the consent process required when disposing of assets from the Housing Revenue Account. In this case, as the land has been valued below £10,000, consent from Scottish Ministers is not now required.

REPORT

6. Following discussions with the prospective purchaser the following provisional terms and conditions for the sale are proposed:

- The ground shown hatched on the location plan attached, extending to approximately 84 sqm will be sold for £840 (Eight Hundred and Forty Pounds).
- The land will be used as garden ground only. No structures will be erected on this area nor will the land be used for parking vehicles or storing materials.
- Any planning permission, building warrants and any other consent which may be necessary, statutory or otherwise, in relation to the proposed acquisition, use and fencing off the ground is secured by the prospective purchaser.
- The prospective purchaser will be required to erect a boundary fence to the Council's reasonable satisfaction.

- The prospective purchaser will meet the Council's reasonable legal and surveyor's fees arising from the proposed transaction.
- The date of entry together with all other appropriate terms and conditions, which may be applicable to the proposed transaction, shall be a matter for negotiation between the respective parties' solicitors.

FINANCE AND EFFICIENCY

7. The proposals contained within this report will remove a maintenance liability from the Council.

CONSULTATION AND PARTNERSHIP WORKING

8. This proposal has been discussed with officers in the Estates, Planning and Housing Services.

IMPLICATIONS OF THE PROPOSAL

9. There are no IT, staffing, sustainability, equalities or other implications associated with this report.

CONCLUSION

10. The proposed sale would remove the Council's maintenance liability for the land.

RECOMMENDATION

11. The Cabinet is asked to approve the sale of the area of Council owned ground situated at the rear of 3 Bon Accord Road, Busby to Miss Lesley Gorrie, the owner of 1 Bon Accord Road, Busby.

Director of Environment

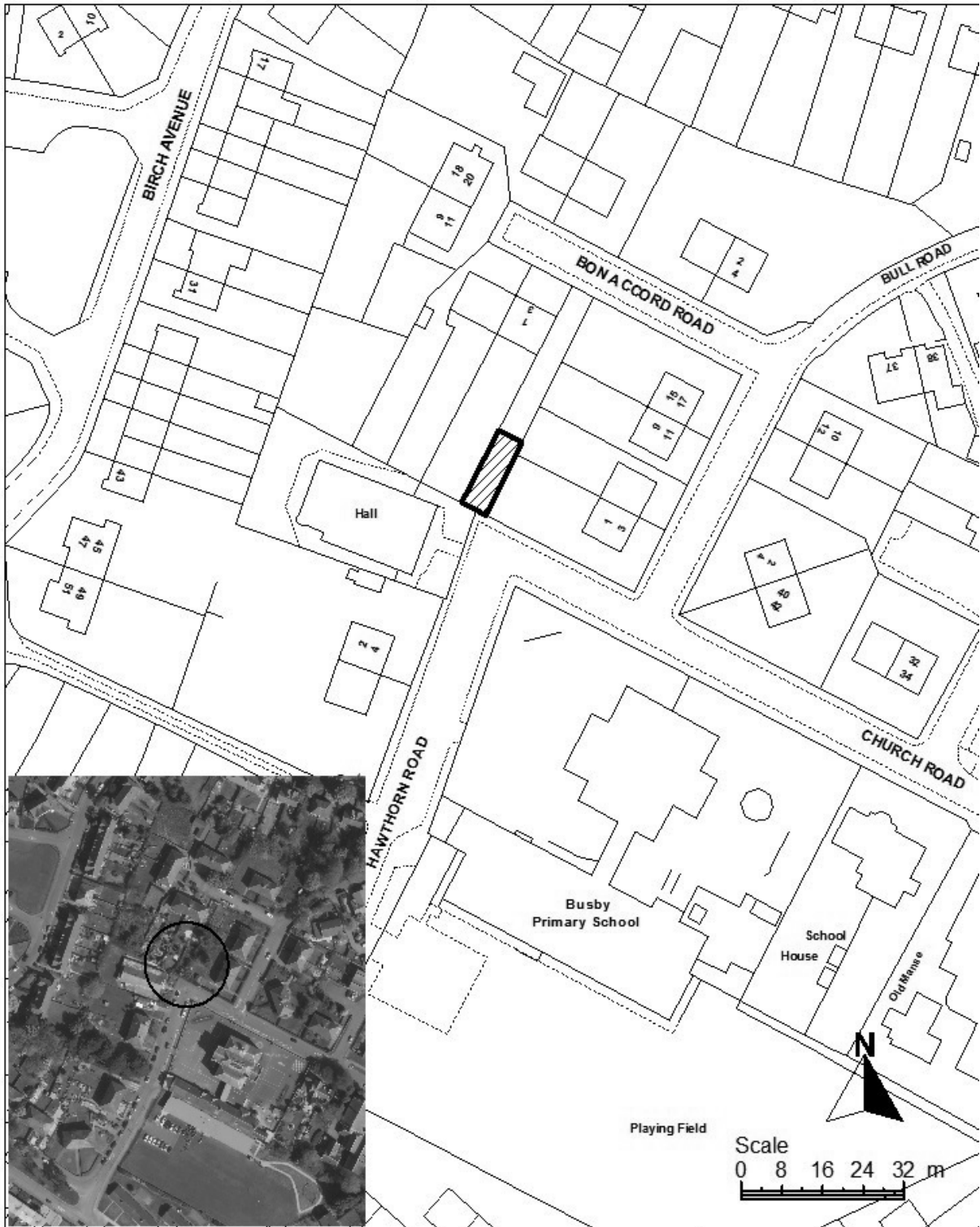
Further information can be obtained from: Phil Daws, Head of Environment (Strategic Services) 0141 577 3186 or phil.daws@eastrenfrewshire.gov.uk or

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October 2017



Land at the rear of 3 Bon Accord Road, Busby



MAP REFERENCE: NS5756NE

DATE: 19/07/2017

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