

EAST RENFREWSHIRE COUNCIL13 December 2023Report by Director of EnvironmentHRA LAND TRANSFER FOR AURS ROAD REALIGNMENT PROJECT**PURPOSE OF REPORT**

1. The purpose of this report is to seek approval for the transfer of land on the Housing Revenue Account (HRA) to the General Account for the purpose of constructing the active travel route as part of the Aurs Road Realignment project.

RECOMMENDATIONS

2. The Council is asked to:
- a) note the results of the consultation with tenant representatives and the Scottish Government undertaken; and
 - b) approve the transfer of 1.5 acres of land from the Housing Revenue Account to the Council's General Fund under Section 203(2) of the Housing (Scotland) Act 1987 for the sum of £350,000 for the purposes of constructing an Active Travel route as part of the City Deal funded Aurs Road Realignment Project.

BACKGROUND AND REPORT

3. East Renfrewshire is benefiting from a £44 million investment package through the City Deal infrastructure fund comprising £38million investment from the Scottish and UK Governments and co-funded by the Council with a £6 million capital contribution.

4. In terms of the City Deal investment, a programme of ambitious projects was approved (entitled the M77 Strategic Corridor Programme) by the Council in 2015 to stimulate economic growth, improve transport links, increase leisure opportunities, support business development, unlock residential land and generate economic benefits measured as additional Gross Value Added (GVA) and employment. An update report to [Cabinet on 23 March 2023](#) provides further information on the various projects including the Aurs Road Realignment Project.

5. The Aurs Road project will improve local connections between Newton Mearns and Barrhead and enable visitor facilities at the Country Park. It will upgrade and realign 2km of Aurs Road from the junction of Springfield Road in Barrhead to Stewarton Road in Newton Mearns and includes the installation of a promenade and active travel route. The active travel route has been developed in collaboration with Sustrans who are contributing funding towards this element.

6. On 25 October 2023, the Glasgow City Region Chief Executives' Group approved the Full Business Case (FBC) under delegated authority. Following successful approval, the City Region has released the final tranche of funding for the City Deal elements of the scheme.

HRA land transfer to General Account to construct the active travel route

7. The Aurs Road Improvement project is progressing towards a site start in early 2024. An element of the active travel route is on 1.5 acres of HRA land to the west of Aurs Road between Springfield Road junction and the rail bridge. The land requires to be transferred to the Council General Account. The attached plan shows the design of the active travel route on the land to be transferred.

8. An application for the disposal of a large area of HRA land in Barrhead South for housing was submitted to Scottish Government in 2015 and conditional consent was given to dispose subject to a District Valuer valuation. The area of land referred to in this report sits within this site and forms a small area running along Aurs Road.

9. East Renfrewshire Council Tenants were written to in September 2022 to seek permission to transfer the land from the Housing Revenue Account to the Council's General Fund at an assessed value, to promote active travel in the area. No objections were raised.

10. The District Valuer has valued the required land, (1.5acres) at £350,000 and this will be transferred from City Deal budgets to the Housing Revenue Account.

11. The active travel route will bring wide-ranging benefits for East Renfrewshire residents. It provides the opportunity to transform walking and cycling connections in the local area. It will link with the proposed adjacent housing release on the remaining HRA land and provide linkages to the Dams Country Park.

FINANCE AND EFFICIENCY

12. East Renfrewshire through City Deal is benefiting from a £44 million investment package which includes Aurs Road Realignment project that this land transfer relates to and the HRA will receive the full value of the land being transferred to the General Account as assessed by the District Valuer.

CONSULTATION

13. Officers have consulted with the Scottish Government and local residents on the land transfer, no objections were raised by either to the land transfer.

PARTNERSHIP WORKING

14. Stakeholder partnership working with Sustrans and Scottish Water has been undertaken along with internal collaboration involving roads, planning, legal, procurement and property which will be ongoing to completion of the Aurs Road project.

IMPLICATIONS OF THE PROPOSALS

15. An equalities impact assessment in accordance with the Equality Act 2010 has been undertaken for this project, to supplement the Equalities and Human Rights Impact Assessment (E&HRIA) that was prepared alongside the East Renfrewshire Proposed Local Development Plan. The E&HRIA sets out what positive and negative impacts for the plan or its policies might have.

16. For the Aurs Road Improvements project, a Climate Change Impact Assessment Stage 2 report was undertaken in November 2022 which concluded that the project will have a moderate detrimental impact on Council operations achieving Get to Zero. These will be limited to the years of construction with no long-term detrimental impact beyond the supply-chain emissions. The project will have a small positive effect on climate impacts and a small positive effect on climate adaptation with the delivery of active travel routes and the possibility of using solar street lighting would reduce impact on electricity emissions.

17. There are no implications of the proposal in terms of staffing, property, legal and IT.

CONCLUSIONS

18. The Council is asked to approve the transfer of 1.5 acres of HRA land to the General Account in return for a payment of £350,000.

RECOMMENDATIONS

19. The Council is asked to:

- a) note the results of the consultation with tenant representatives and the Scottish Government undertaken; and
- b) approve the transfer of 1.5 acres of land from the Housing Revenue Account to the Council's General Fund under Section 203(2) of the Housing (Scotland) Act 1987 for the sum of £350,000 for the purposes of constructing an Active Travel route as part of the City Deal funded Aurs Road Realignment Project.

Director of Environment

Further information can be obtained from: Gillian McCarney, Head of Place
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December 2023

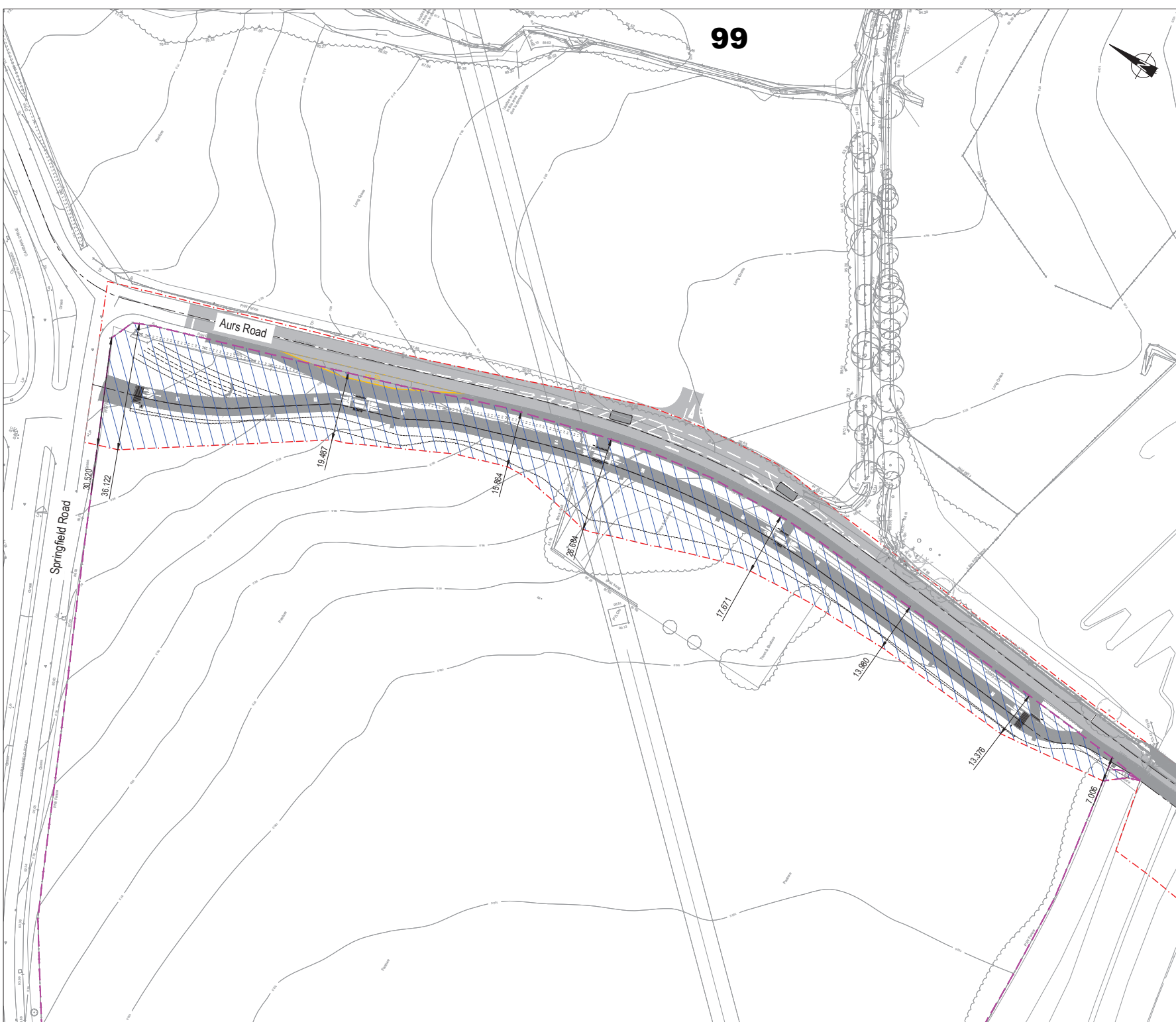
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 2. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEERING DETAILS, DRAWINGS AND SPECIFICATIONS.

LEGEND	
	BARRHEAD SOUTH SDO LAND REQUIRED TO FACILITATE CONSTRUCTION OF AURS ROAD PROJECT (6042m ²)
	SITE BOUNDARY
	BOUNDARY OF BARRHEAD SOUTH SDO LAND OWNED BY EAST RENFREWSHIRE COUNCIL



Mark	Revision	Date	Drawn	Chkd	Appd

SCALING NOTE: Do not scale this drawing - any errors or omissions shall be reported to Stantec without delay.
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Drawing Issue Status: **FOR COMMENT**

AURS ROAD UPGRADE AND REALIGNMENT
BARRHEAD SOUTH SDO LAND REQUIREMENTS

Client			
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