
Report To:	Environment & Regeneration Committee	Date:	28 October 2021
Report By:	Interim Service Director, Corporate Services & Organisational Recovery	Report No:	ENV024/21/SJ/EM
Contact Officer:	Audrey Galloway	Contact No:	01475 712102
Subject:	Property Assets Management - Public Report		

1.0 PURPOSE

The purpose of this report is to:

- 1.1 Seek authority to terminate the current lease between the Council and the Trustees of 6th Renfrew & Inverclyde Scout Group for the land and building at, Drumshantie Road, Gourock, which is presently running on tacit relocation. The extent of the current lease is shown outlined on the plan attached at **Appendix 1**.
- 1.2 Seek authority to exchange ownership of two areas of land; the first being land at Fancy Farm Tenant's Hall which is owned by Oak Tree Housing Association (OTHA) and which amounts to 106.57sqm. and the second which is Council owned land at Graham Street, Greenock and which amounts in total to 104.16sqm. Both areas of land are outlined on the plans at **Appendix 2a and 2b**.
- 1.3 Seek authority to carry out a public open space consultation for land at:
 - Park Farm, Port Glasgow

The area of land is outlined on the plan attached at **Appendix 3**. The consultation is required to obtain and consider the views of the community on the proposal for this site, all as detailed in the body of the report; thereafter a report will be brought back to this Committee on the results of that consultation.

- 1.4 Update Committee on the current position relating to the proposed transfer of tenant's houses to River Clyde Homes (RCH).

2.0 SUMMARY

Renunciation of Scout Lease – Drumshantie Road, Gourock

- 2.1 The 6th Renfrew & Inverclyde Scout Group currently lease the land and hall at Drumshantie Road, Gourock. The lease is currently running on tacit relocation, however the scouts have confirmed that they now wish to terminate this lease as they are about to take a new 25 year lease of the Kirn Drive Tenant's Hall, due to commence on the 1st November 2021.

Excambion – land at Fancy Farm Tenant's Hall and Graham Street, Greenock

- 2.2 The Council owns the Fancy Farm Tenant's Hall and Committee has given authority to place the site of the hall on the market for sale, however, there is a strip of land along the frontage of the site which is owned by OTHA, this strip is shown hatched on the plan at **Appendix 2a**. Recently OTHA requested that land in the ownership of Inverclyde Council, at Graham Street Greenock, be transferred to it as the land is laid out as parking bays and has been used by the

houses opposite since they were first built. Both can be considered corrective conveyancing.

Public Consultation – Park Farm, Port Glasgow

- 2.3 The Council owns land at Park Farm, Port Glasgow, this land is maintained as open space by the Council's environmental service. A local shop owner has requested permission to acquire some of this land, which is located directly to the rear of his current shop. Should Committee be agreeable to selling the land in question then an open space consultation will be required prior to any sale to obtain the views of the local community.

Proposed Transfer of Council Houses to River Clyde Homes

- 2.4 The proposed transfer of the Council's remaining housing stock was last brought before this Committee in June 2021 at which time it was reported that RCH had agreed to carry out condition surveys on the houses with a view to agreeing terms and conditions for a potential transfer of ownership. This report seeks to update Committee on the current position as regards RCH.

3.0 RECOMMENDATIONS

It is recommended that the Committee:-

Renunciation of Scout Lease – Drumshantie Road, Gourock

- 3.1 Grants delegated authority to the Interim Service Director, Corporate Services and Organisational Recovery to terminate the current lease between Inverclyde Council and the 6th Renfrew & Inverclyde Scout Group for the land and hall at Drumshantie Road, Gourock, all as shown on the plan attached at **Appendix 1**.

Excambion – land at Fancy Farm Tenant's Hall and Graham Street, Greenock

- 3.2 Grants delegated authority to the Interim Service Director, Corporate Services and Organisational Recovery, to transfer ownership of the car parking spaces at Graham Street Greenock to OTHA, in return for land at the FFTH being transferred from OTHA to the Council, both areas are as shown on the plans at **Appendix 2a and 2b**, for no consideration and otherwise on terms and conditions agreeable to the Interim Head of Legal Services and the Interim Service Director, Corporate Services and Organisational Recovery.

Public Consultation – Park Farm, Port Glasgow

- 3.3 Grants delegated authority to the Interim Service Director, Corporate Services and Organisational Recovery to carry out an Open Space Consultation for the area of land, outlined in **Appendix 3**, to obtain and consider the views of the community on the proposed sale of this land to the adjacent shop owner; and thereafter to bring a report back to this Committee on the results of that consultation together with any necessary proposals for sale.

Proposed Transfer of Council Houses to River Clyde Homes

- 3.4 Notes that RCH has completed the condition surveys for all Council houses, and also notes the recent communication by RCH stating that it will be unable to progress the transfer at this time due to internal resource pressures. As such this will affect the timescales previously reported regarding the proposed transfer and Committee is asked to consider whether a transfer to another Registered Social Landlord (RSL) should now be considered.

Alan Puckrin
Interim Service Director,
Corporate Services & Organisational Recovery

4.0 BACKGROUND

Renunciation of Scout Lease – Drumshantie Road, Gourock

- 4.1 The scouts have retained a presence at Drumshantie Road, Gourock since 1969, their current lease being for 25 years from 28th July 1992 and this is currently running on year to year by tacit relocation. The scouts have been in discussions with the Council regarding taking a new 25year lease of the Kirn Drive Tenant's Hall and this is due to commence on the 1st Nov 2021.
- 4.2 Committee authority to lease the Kirn Drive Tenant's Hall to the scouts was obtained in June 2021. Additionally Committee authority to remove the Kirn Drive Hall from the Inverclyde Leisure Licence was obtained in Sept 2021. This report now seeks authority to renounce the lease of the Drumshantie Road hall with effect from 31st October 2021, with no penalty being paid, to allow the scouts to move seamlessly into the Kirn Drive hall.
- 4.3 Once the Drumshantie Road hall is vacated a further report on its future use will be brought before this Committee for consideration.

Excambion – land at Fancy Farm Tenant's Hall and Graham Street, Greenock

- 4.4 The FFTH was declared surplus by this Committee in March 2019 when authority was given to place the hall on the market once all alterations to the Grieve Road Community Hall had completed and all classes had relocated. The works at Grieve Rd have completed and the Fancy Farm hall is now vacant pending demolition.
- 4.5 A title check was carried out on the Fancy Farm site prior to marketing when it was discovered that a strip along the frontage was not owned by the Council. On further investigation it was confirmed that this land is owned by OTHA.
- 4.6 OTHA have recently approached council officers to request that land in the Council's ownership be transferred to OTHA as it is land currently being used by their tenants for parking at Graham Street, Greenock.
- 4.7 It would appear that title to the two areas of land was not correctly conveyed at the original transfer of ownership/sale and this report seeks authority to correct these anomalies by way of corrective conveyancing.

Public Consultation – Park Farm, Port Glasgow

- 4.8 Officers recently received a request by agents representing the shop owner at Park Farm Post Office to sell a piece of land to the rear of their client's shop, so that he could extend his shop premises. The area which the agent has requested be sold is shown on the plan at **Appendix 3**.
- 4.9 The land at Park Farm is public open space and is maintained by the Council's environmental services. Officers in environmental services have confirmed that the land requested for sale is not required by them and if necessary could be sold off.
- 4.10 Prior to taking forward any negotiation for sale, as the land under consideration is public open space, an open space consultation is required to obtain and consider the views of the local community and this report seeks authority to carry out said consultation, following which the results of same will be brought back to this Committee for consideration, along with any proposed terms for disposal.

Proposed Transfer of Council Houses to River Clyde Homes

- 4.11 Reports on the proposed transfer of council houses to RCH has been brought before this Committee on a number of occasions, the last being June 2021 at which time it was reported that RCH was carrying out Condition reports on the Council's stock with a view to considering appropriate terms and conditions for a proposed transfer. Although RCH have confirmed they have completed the surveys, the reports have still to be forwarded to the Council.

- 4.12 Recently RCH has advised council officers that they do not have the staff resources available at this time to consider the transfer as they are prioritising RCH high risk activity. They have indicated that they will not be able to achieve the Dec 2021 deadline for transfer as they would be unable to support a ballot at this time.
- 4.13 At the start of this process other Registered Social Landlords were asked if they would be interested in acquiring the council's stock but only one other confirmed that it would be interested.
- 4.14 As terms and conditions have not yet been issued to the tenants, the legal timeframe for any transfer has not yet started and Committee is asked to note the position.

5.0 **IMPLICATIONS**

5.1 **Finance**

One off Costs / (Savings)

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments

Annually Recurring Costs / (Savings)

Cost Centre	Budget Heading	With Effect From	Annual Net Impact	Virement From	Other Comments
Rent	00970-000-61000	01/11/2021	£750		The difference in rent will be met within existing budgets.

5.2 **Legal Services**

Should the recommendations in this report be approved by the Committee:

- Recommendation 3.1 – Legal officers will enter discussion with the tenant's agents to draft and execute the necessary documentation to implement the same;
- Recommendation 3.2 – Legal officers will enter discussion with the OTHA's agents to agree and conclude missives and subsequently execute the necessary documentation to implement the same;
- Recommendation 3.3 – as the proposed disposal involves land comprising open space, then in terms of in terms of Section 27(2A) of the Town and Country Planning (Scotland) Act 1959, the Council must carry out a consultation and consider any objections to the proposed disposal; and
- Recommendation 3.4 – no legal implications.

5.3 **Human Resources**

There are no Human Resources implications arising from this report.

5.4 **Equalities**

Equalities

- (a) Has an Equality Impact Assessment been carried out?

YES

X	NO – This report does not introduce a new policy, function or strategy or recommend a substantive change to an existing policy, function or strategy. Therefore, no Equality Impact Assessment is required
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(b) Fairer Scotland Duty

If this report affects or proposes any major strategic decision:-

Has there been active consideration of how this report's recommendations reduce inequalities of outcome?

	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
X	NO

(c) Data Protection

Has a Data Protection Impact Assessment been carried out?

	YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.
X	NO

5.5 Repopulation

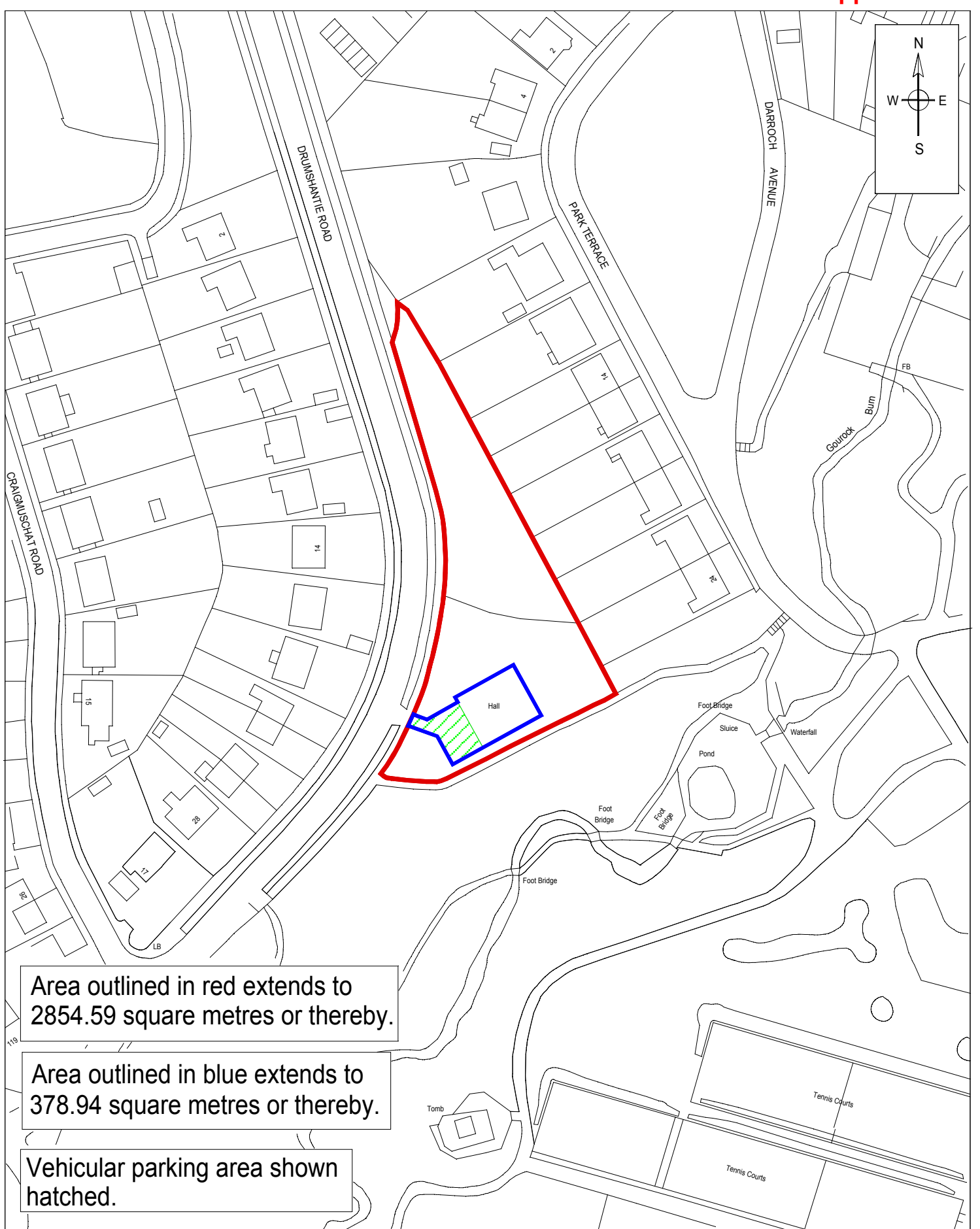
There are no repopulation implications arising from this report.

6.0 CONSULTATIONS

6.1 The Interim Service Director, Environment and Economic Recovery has been consulted on the contents of this report.

7.0 BACKGROUND PAPERS

7.1 None.



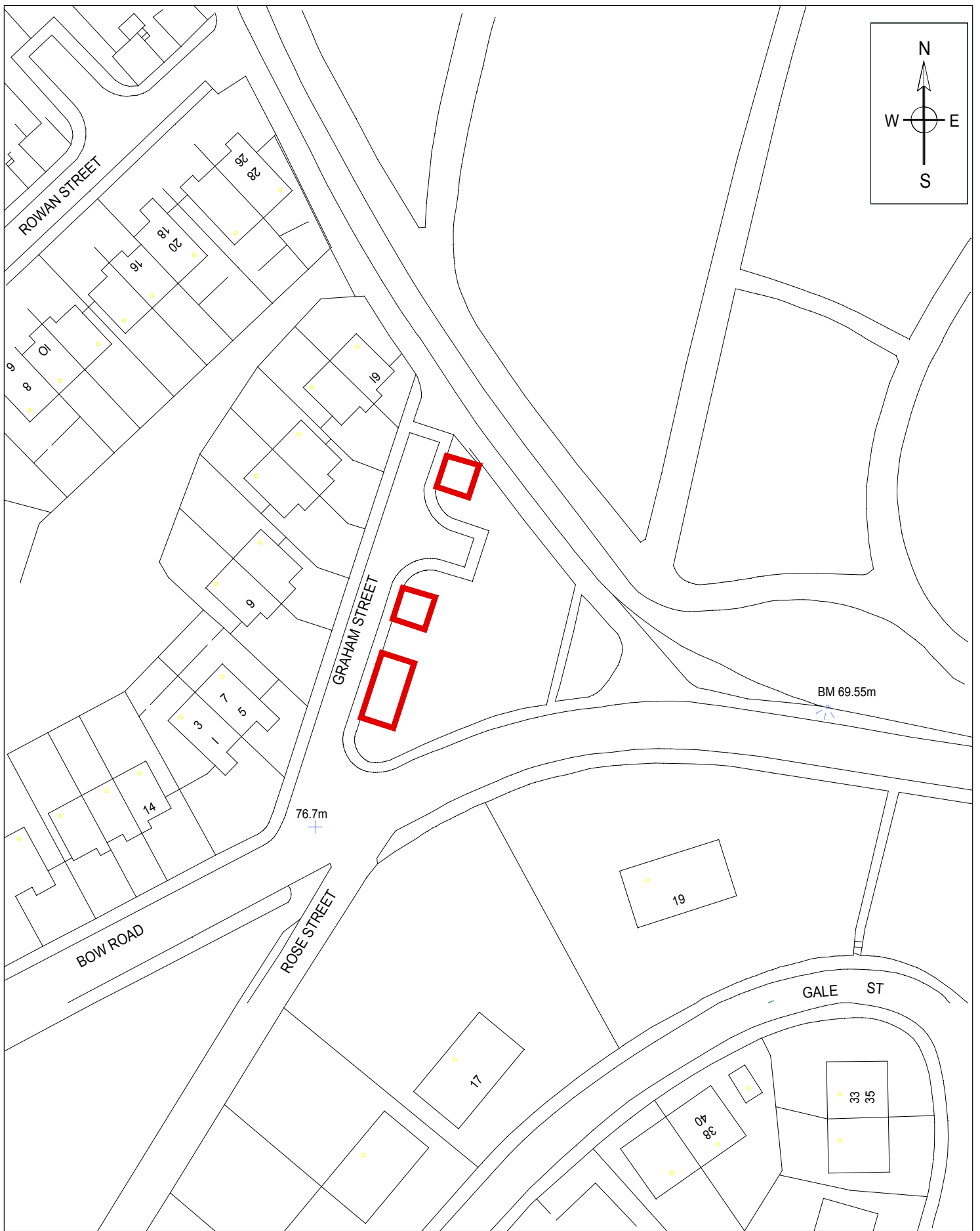
Area outlined in red extends to 2854.59 square metres or thereby.

Area outlined in blue extends to 378.94 square metres or thereby.

Vehicular parking area shown hatched.

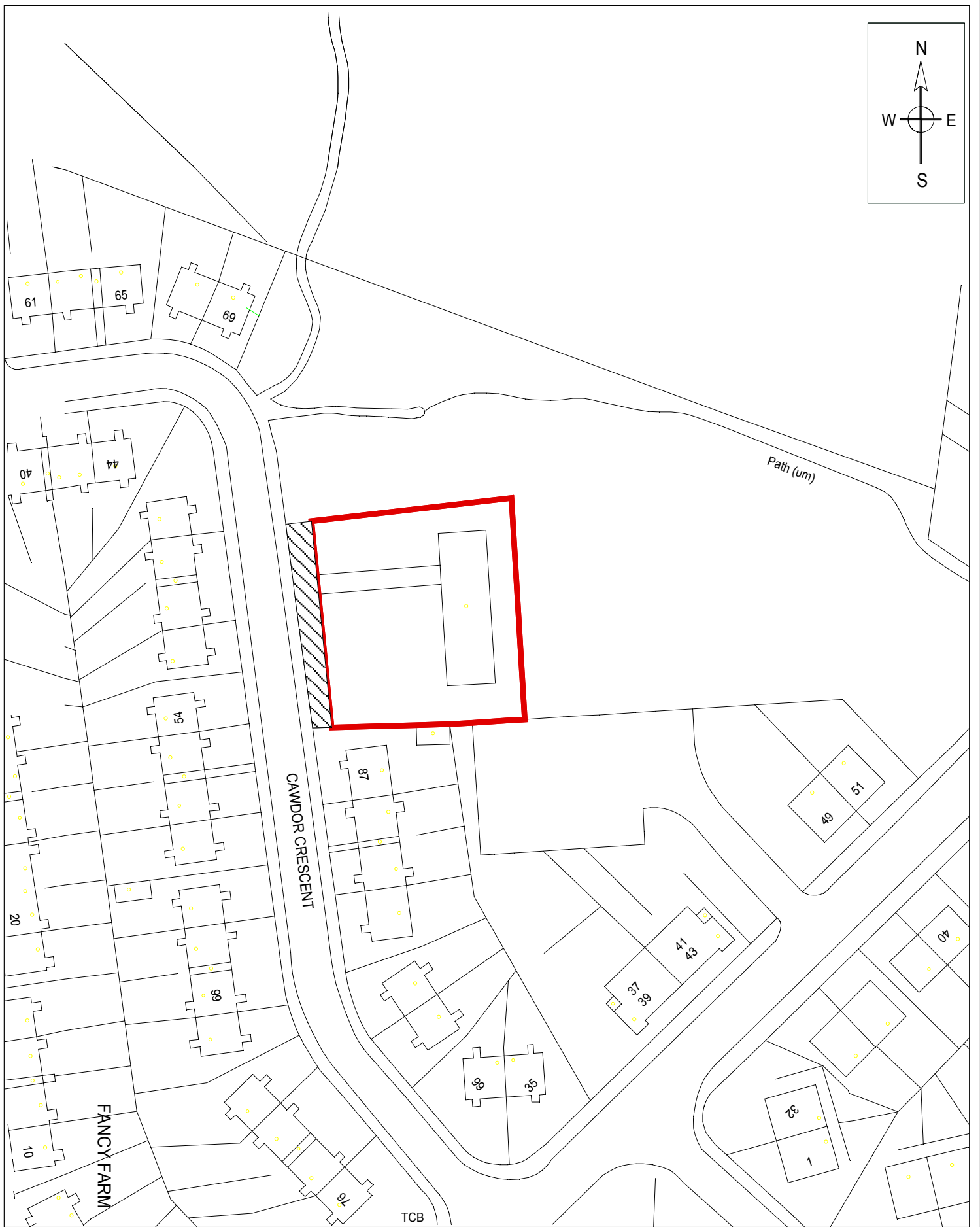
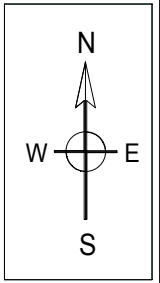
Scouts HQ, Drumshantie Road, Gourrock

SCALE: 1:1250 DRAWN BY: DATE 27/09/2017
Originating Group: Drawing No. Scouts HQ Lease Drumshantie Road Gourrock - 2



SCALE: 1:750		DRAWN BY:		DATE: 28/09/2021	
Originating Group:				Drawing No. Graham St, Greenock Land for transfer	

THIS PLAN IS INDICATIVE ONLY.



SCALE: 1:750		DRAWN BY:		DATE: 01/10/2021	
Originating Group:				Drawing No. Fancy Farm Comm. Hall	

THIS PLAN IS INDICATIVE ONLY.

