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<b>Report To:</b>	<b>Environment and Regeneration Committee</b>	<b>Date:</b>	<b>29 August 2024</b>
<b>Report By:</b>	<b>Director, Environment and Regeneration</b>	<b>Report No:</b>	<b>ENV042/24/SJ/GC</b>
<b>Contact Officer:</b>	<b>Gary Campbell</b>	<b>Contact No:</b>	<b>01475 715581</b>
<b>Subject:</b>	<b>Self-Build Plots Leperstone Avenue, Kilmacolm</b>		

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## **1.0 PURPOSE AND SUMMARY**

- 1.1  For Decision  For Information/Noting
- 1.2 The purpose of this report is to provide the Committee with an update on the current position in terms of availability and seek Committee approval to proceed to reduce the valuations of the self-build housing plots at Leperstone Avenue, Kilmacolm.

## **2.0 RECOMMENDATIONS**

- 2.1 It is recommended that the Committee notes the update on current plot availability and the proposals outlined in paragraph 4.1 in respect of the self-build housing plots at Leperstone Avenue, Kilmacolm.

**Stuart Jamieson**  
**Director, Environment & Regeneration**

### 3.0 BACKGROUND AND CONTEXT

- 3.1 In order to progress the Council's disposals and repopulation initiative, delegated authority was granted to the Corporate Director Environment, Regeneration and Resources in 2017, with the proviso that the best offer received for each plot meets all necessary criteria including the price.
- 3.2 In August 2020 the former marketing agents Slater Hogg & Howison recommended that the indicative plot values should be reduced to their current levels. Following implementation, only one of the six available plots has been sold.
- 3.3 To date only two of the seven housing plots, plot 3 and plot 5 at Leperstone Avenue, Kilmacolm, have been sold. Following a review by the marketing agents Hames Estates, Kilmacolm, it has been recommended that plot values are further revised, and a refreshed marketing campaign is implemented.
- 3.4 The revised indicative plot values as recommended by Hames Estates equates to an average 9% reduced plot valuation to better reflect current market conditions and stimulate demand.

Recommended indicative revised plot values as are follows:-

Plot 1 Current Offers over £99,000 Revised Offers over £90,090, say £90,000.

Plot 2 Current Offers over £99,000 Revised Offers over £90,090, say £90,000.

Plot 3 Sold.

Plot 4 Current Offers over £115,000 Revised Offers over £104,650.

Plot 5 Sold.

Plot 6 Current Offers over £105,000 Revised Offers over £95,550.

Plot 7 Current Offers over £105,000 Revised Offers over £95,550.

Subject to approval of the above recommended revisals, the indicative overall site value of the development will reduce from £523,000 to £475,750.

### 4.0 PROPOSALS

- 4.1 It is proposed that members note the current position in terms of plot availability and approve the revised indicative plots values for the available self-build plots at Leperstone Avenue, Kilmacolm on the terms set out in paragraph 3.4 of this report.

### 5.0 IMPLICATIONS

- 5.1 The table below shows whether risks and implications apply if the recommendation(s) is(are) agreed:

SUBJECT	YES	NO
Financial	X	
Legal/Risk	X	
Human Resources		X
Strategic (Partnership Plan/Council Plan)		X
Equalities, Fairer Scotland Duty & Children/Young People's Rights & Wellbeing		X
Environmental & Sustainability		X
Data Protection		X

## 5.2 Finance

One off Costs

Cost Centre	Budget Heading	Budget Years	Proposed Spend this Report	Virement From	Other Comments
Kilmacolm Self-Build	Capital Fund	24/25	47,250	N/A	Estimated reduction in one-off capital receipt

Annually Recurring Costs/ (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From (if Applicable)	Other Comments
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## 5.3 Legal/Risk

Offers to purchase will be checked for compliance with the decision of the Committee.

## 5.4 Human Resources

N/A

## 5.5 Strategic

N/A

## 5.6 Equalities, Fairer Scotland Duty & Children/Young People

### (a) Equalities

This report has been considered under the Corporate Equalities Impact Assessment (EqIA) process with the following outcome:

<input type="checkbox"/>	YES – Assessed as relevant and an EqIA is required.
<input checked="" type="checkbox"/>	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, assessed as not relevant and no EqIA is required.

### (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?

<input type="checkbox"/>	YES – A written statement showing how this report's recommendations reduce inequalities of outcome caused by socio-economic disadvantage has been completed.
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X
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NO – Assessed as not relevant under the Fairer Scotland Duty.

(c) Children and Young People

Has a Children’s Rights and Wellbeing Impact Assessment been carried out?

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YES – Assessed as relevant and a CRWIA is required.

X
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NO – Assessed as not relevant as this report does not involve a new policy, function or strategy or recommends a substantive change to an existing policy, function or strategy which will have an impact on children’s rights.

**5.7 Environmental/Sustainability**

Summarise any environmental / climate change impacts, positive or negative, which relate to this report.

N/A

Has a Strategic Environmental Assessment been carried out?

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YES – assessed as relevant and a Strategic Environmental Assessment is required.

X
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NO – This report does not propose or seek approval for a plan, policy, programme, strategy or document which is like to have significant environmental effects, if implemented.

**5.8 Data Protection**

Has a Data Protection Impact Assessment been carried out?

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YES – This report involves data processing which may result in a high risk to the rights and freedoms of individuals.

X
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NO – Assessed as not relevant as this report does not involve data processing which may result in a high risk to the rights and freedoms of individuals.

**6.0 CONSULTATION**

6.1 N/A

**7.0 BACKGROUND PAPERS**

7.1 N/A