
Report To:	Environment and Regeneration Committee	Date: 29 October 2015
Report By:	Corporate Director Environment, Regeneration and Resources	Report No: R038/15/AF/GM/GF
Contact Officer:	Gordon Fisher	Contact No: 01475 712495
Subject:	Proposed Sale of Land to Ferguson Marine Engineering Limited	

1.0 PURPOSE

1.1 The purpose of this report is to advise the Committee of activities and proposals for the management of the Council's Property Assets as follows:

1. One to one negotiations for the proposed disposal of areas of land at Coronation Park, Port Glasgow to Ferguson Marine Engineering Limited.

2.0 SUMMARY

2.1 Following its recent purchase of Ferguson's Shipyard in Port Glasgow, Ferguson Marine Engineering Limited ('Ferguson') has embarked on an ambitious expansion programme involving the construction of an enlarged facility on its land. An increase in the area of buildings and the proposed increase in the workforce necessitates an additional provision of car parking. To accommodate this Ferguson has approached the Council seeking to acquire the areas of ground outlined on the attached plan, Appendix 1. Authority is sought to enter into single party negotiations with Ferguson for the proposed disposal.

3.0 RECOMMENDATIONS

It is recommended that the Committee:

- 3.1 Grants delegated authority to the Corporate Director Environment, Regeneration & Resources to enter into single party negotiations regarding the possible disposal of areas of land at Coronation Park, Port Glasgow as identified hatched on the attached plan, Appendix 1, with the adjoining land owner Ferguson Marine Engineering Limited; and
- 3.2 Notes the intention to progress the statutory notice process by advertisement of the proposed disposal in accordance with Section 27 of the Town and Country Planning (Scotland) Act 1959.

Gerard Malone
Head of Legal and Property Services

4.0 BACKGROUND

4.1 One to one negotiations for the proposed disposal of areas of land at Coronation Park, Port Glasgow to Ferguson Marine Engineering Limited

4.2 The Council has a large land holding in and around Ferguson's shipyard in Port Glasgow, part of which comprises Coronation Park. The recent acquisition of the shipyard by Ferguson Marine Engineering Limited and the new owner's expansion plans currently underway has identified a shortage of space for car parking. Ferguson has approached the Council seeking to acquire the areas of land shown outlined on the attached plan, Appendix 1.

4.3 The Council usually advertises ground on the open market for competitive tender. In certain circumstances, it is possible to negotiate on a single party basis with immediately adjacent owners.

4.4 As these lands form public open space, advertisement of the proposed disposal in terms of Section 27 of the Town and Country Planning (Scotland) Act 1959 is required. It is intended to commence this process as soon as practicable should the Committee approve the recommendation to negotiate directly with Ferguson.

4.5 This report seeks only authority to enter into one to one discussions and to commence the statutory notice process. Any specific proposals for the disposal of all or any of the areas will be brought back to this Committee for a decision once negotiations and the statutory process referred to above have concluded.

4.6 Any disposal will be at Open Market Value as determined by the District Valuer. Any receipt will be credited to the capital fund. Any costs associated with advertising and the consultation process will be met by Ferguson.

4.7 As this proposal will assist with the increase in the ability of the shipyard to attract more business, and the resultant increase in the workforce envisioned, it is commended to the Committee for approval.

5.0 IMPLICATIONS

5.1 Finance Services – One Off Costs

COST CENTRE	BUDGET HEADING	BUDGET YEAR	PROPOSED SPEND THIS YEAR	VIREMENT FROM	OTHER COMMENTS
Capital Receipts		2015/16	(TBA)		Sale price of land

Financial Services – Annually Recurring Costs / (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact	Virement From	Other Comments

5.2 **Legal:** the Head of Legal and Property Services has confirmed that the areas of land forming Coronation Park are held within the ownership of the Council and do not form part of the Common Good. He is also of the view that the title contains no restrictions on the proposed disposal of the areas of land. Section 27 of the Town and Country Planning (Scotland) Act 1959 requires that a Local Authority, before disposing of any land which can be defined as 'common or open space', publish a Notice for at least two consecutive weeks in a newspaper in circulation in the local area. The Local Authority must consider any objections made to the disposal.

5.3 **Repopulation:** whilst this report contains no items which have a direct impact on repopulation, it will contribute to employment opportunities which in turn will make Inverclyde a more attractive area to live.

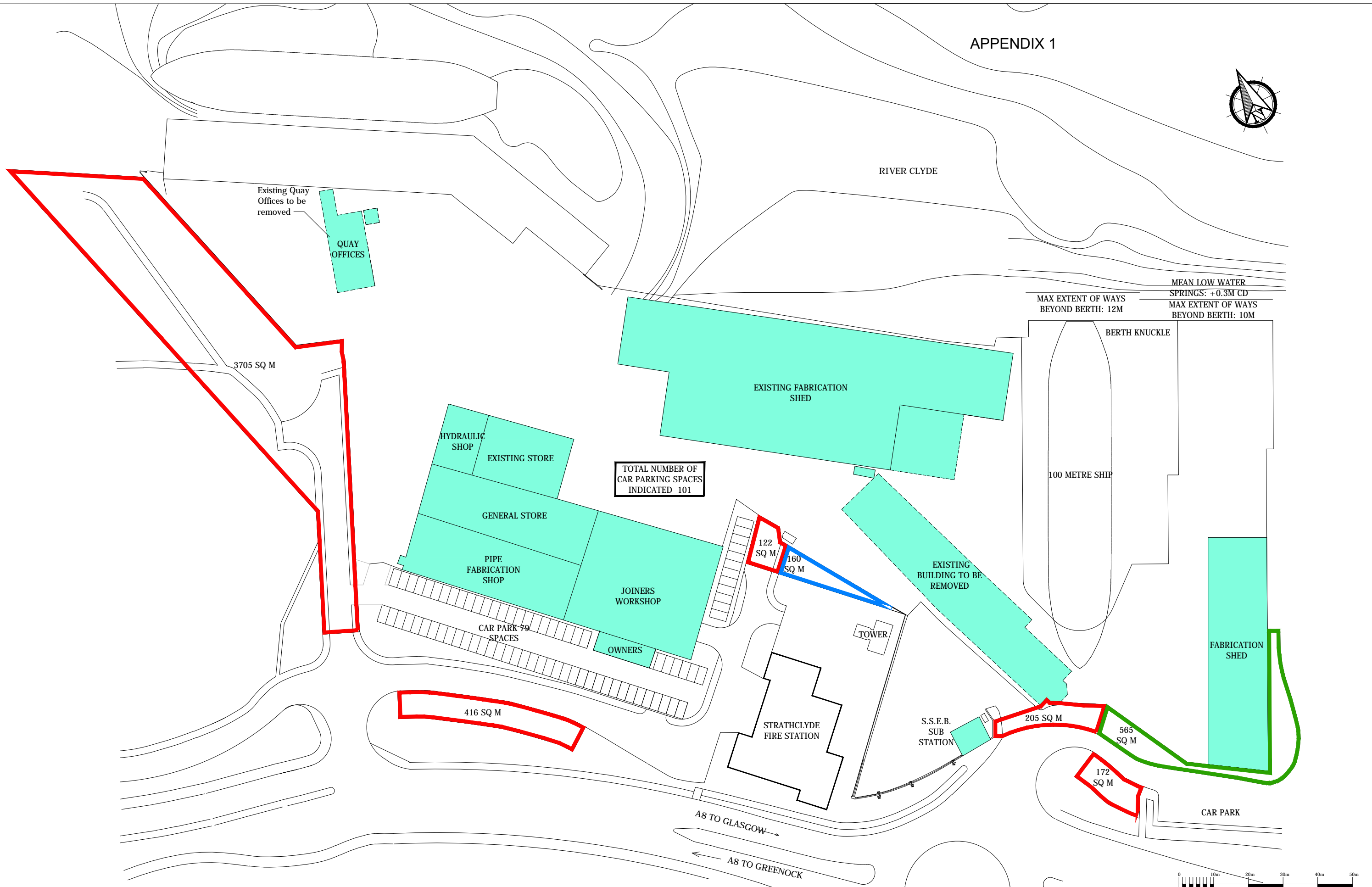
5.4 **Equality:** Officers have considered any potential equality issues arising from this report and have concluded that there are no such implications.

6.0 CONSULTATIONS

6.1 The Chief Financial Officer has been consulted on the contents of this report.

7.0 BACKGROUND PAPERS

7.1 None.



MEAN LOW WATER
 SPRINGS: +0.3M CD
 MAX EXTENT OF WAYS
 BEYOND BERTH: 12M
 MAX EXTENT OF WAYS
 BEYOND BERTH: 10M

TOTAL NUMBER OF
 CAR PARKING SPACES
 INDICATED 101

LAND REQUIRED BY FERGUSON MARINE FOR ADDITIONAL PARKING AND WORKING AREA
 AREAS BOUNDED BY RED LINE INDICATES GROUND OWNED BY INVERCLYDE COUNCIL
 AREAS BOUNDED BY BLUE LINE INDICATES GROUND OWNED BY STRATHCLYDE FIRE AND RESCUE
 AREAS BOUNDED BY GREEN LINE INDICATES UNTITLED GROUND

