
Report To: Environment and Regeneration Date: 1 September 2016
Committee

Report By: Corporate Director Environment, Report No: ENV016/16/AF/GM/GF
Regeneration & Resources

Contact Officer: Gordon Fisher Contact No: 01475 712495

Subject: Property Assets Management Report

1.0 PURPOSE

1.1 The purpose of this report is:

- a) to note the proposal for the transfer of the former allotments at Murdieston Street, Greenock, as shown on the attached plan, Appendix 1, to Cowdenknowes Allotments Society and to seek authority for the issue of a letter of intent confirming same, enabling them to seek external funds for the re-instatement of the allotment use; and
- b) to seek authority to place the two plots of ground at the former King's Glen Primary School as shown on the attached plan, Appendix 2, on the open market for self-build residential plots, set closing dates for offers when the level of interest is considered to justify same, thereafter return to this Committee seeking authority to accept the offers which give the highest economic benefit to the Council, on terms acceptable to the Head of Legal and Property Services, and the Chief Financial Officer.

2.0 SUMMARY

2.1 Cowdenknowes Allotments Society (CAS) has approached the Council requesting to take over the disused allotments at Murdieston Street, Greenock, with a view to bringing them back into use. They are seeking funding from external sources to enable this, and the external sources are seeking a commitment from the Council that the land will be made available to CAS should these sources allocate funding. Authority is requested to confirm the intention to transfer occupation of the land to CAS and to issue a letter of intent in terms of Appendix 3, which contains conditions which CAS will require to meet before the Council will transfer the land.

2.2 At King's Glen, the retention of the Janitor's house and the retention and development of part of the former school site for the new children's facility has created the opportunity to provide two serviced plots of land for self-build houses as shown on the attached plan Appendix 2. Authority is being sought to release these two plots to the market. There is a demand for such a provision which contributes to the variety of housing opportunities within Inverclyde. There will be no restrictions on the current location or category of parties who might bid for these plots, with the exception of speculative developers.

3.0 RECOMMENDATIONS

It is recommended that the Committee:

- 3.1
- a. confirms that, subject to the conditions contained within the attached letter of intent being purified to the satisfaction of Council officers as detailed in that letter, occupation of the site will be granted to Cowdenknowes Allotments Society, and
 - b. grants authority for the issue of a letter of intent, similar to that previously issued in similar circumstances, a draft of which is shown on the attached Appendix 3, to Cowdenknowes Allotments Society regarding the disused allotments at Murdieston Street, Greenock, as shown on the attached plan, Appendix 2.
- 3.2 grants delegated authority to the Corporate Director Environment, Regeneration & Resources to place the two self-build house plots in the former King's Glen Primary School site as shown on the attached plan, Appendix 2, on the open market for sale, set closing dates for offers when the level of demand justifies such a decision, complete negotiations and thereafter return to this Committee seeking authority to accept the offers which give the highest economic benefit to the Council on terms acceptable to the Head of Legal and Property Services and the Chief Financial Officer.

Gerard Malone
Head of Legal and Property Services

4.0 BACKGROUND

4.1 **Proposed transfer of land to, and issue letter of intent to Cowdenknowes Allotments Society**

4.2 There is an area of land at Murdieston Street, Greenock currently lying derelict but formerly comprising allotments, as shown on the attached plan, Appendix 1. Cowdenknowes Allotments Society has approached the Council with a view to taking occupation and reinstating the former use. The transfer may be by way of sale or lease, depending on the requirements of the funding body. This is a project which the Council can support, given the provisions within the Community Empowerment Act to provide such facilities where there is a demand. Whilst they have obtained initial support from the Council for funds for scoping and feasibility studies, the main development funding is being sought from external sources.

4.3 In common with other projects, the funding sources require a commitment from the Council to release the land if they are to provide funding. A draft letter with conditions is attached at Appendix 3. This form of letter has been issued in similar circumstances to IAMH, Woodhall Community Group and Craigend Resource Centre. Should the conditions be satisfied, a further report with full details of the final proposal will be brought back to this Committee for noting.

4.4 **Sale of two self-build house plots in the former King's Glen Primary School site**

4.5 The retention of the janitor's house within King's Glen, subsequently sold to the occupier under Right to Buy provision, intruded into the main site. As a full development of the site was already compromised, it was considered for the site of the new children's facility, construction of which has now commenced. There is an area of ground remaining which has enabled the creation of two self-build house plots, which is in accordance with the intention to make such a provision within the repopulation initiative. Mains services are being made available to these plots as part of the children's home development. The sites are challenging topographically, however the plots are of a good size, there has been demand expressed for such opportunities, and there is no expectation of a significant capital receipt. That and the ready availability of services should make the sites viable. Self-builders do like a challenge.

4.6 The bids will be assessed not only on price, but on the purchaser's intentions. Similar restrictions to those imposed on the sites in Leperstone Avenue, Kilmacolm, will be included in the sales documentation, with the exception of that relating to their current location, that is current Inverclyde residents will be able to bid for these plots, but speculative developers will be discouraged.

4.7 As this is a new initiative with no comparable sales from which to draw evidence, it is intended to market the sites with no upset price, seeking offers. Any offers will be brought back to this Committee for approval to accept.

5.0 IMPLICATIONS

5.1 One off Costs

Cost Centre	Budget Heading	Budget Year	Proposed Spend this Report	Virement From	Other Comments
Capital Receipts		2016/17	(£50,000) (est)		Sales of Plots
As above		2016/17	£2,000 (est)		Internal legal fees plots
As above		2016/17	£2,000 (est)		Advertising and sales costs

5.2 Annually Recurring Costs / (Savings)

Cost Centre	Budget Heading	With Effect from	Annual Net Impact £000	Virement From (If Applicable)	Other Comments
n/a					

5.3 Legal and Property Services: Should the recommendations in this report be approved, officers in Legal and Property Services will require to, in negotiation with the agents for the other parties involved in each transaction, draft and thereafter arrange execution of necessary formal documentation to implement the transactions on the agreed terms and conditions.

5.4 Equality: No implications.

5.5 Repopulation: the release of the two house plots will make a positive contribution to the repopulation initiative.

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.

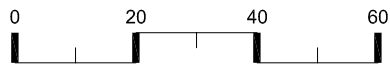
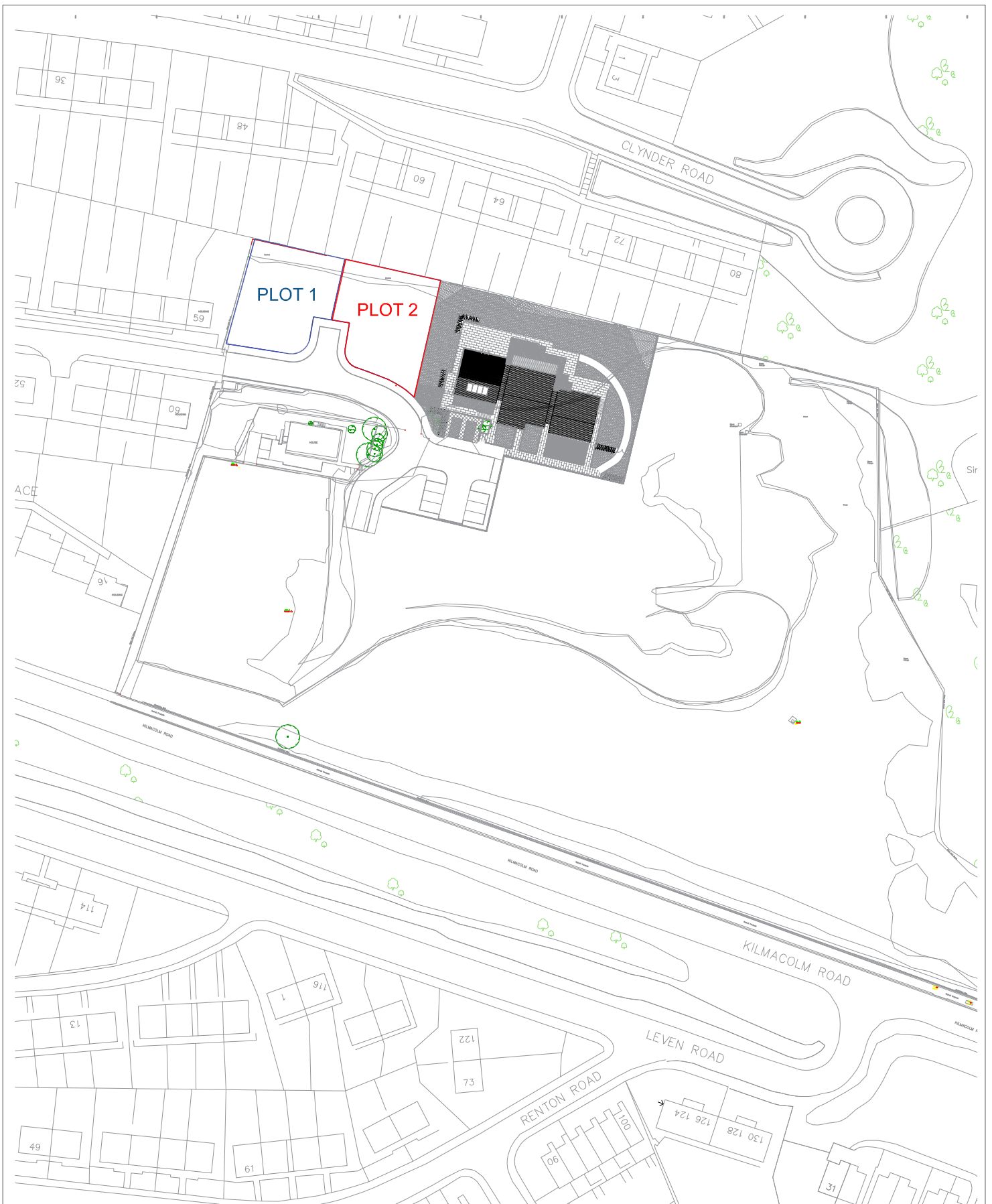


APPENDIX 1

Ground at Murdieston St., Greenock

SCALE: 1:1250	DRAWN BY:	DATE 18/07/2016
Originating Group:		Drawing No. Former allotments site @ Murdieston St. GNK

THIS PLAN IS INDICATIVE ONLY



Scale of Metres - 1:1250



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Ref: 100023421.

APPENDIX 2

Inverclyde
council

Environment, Regeneration and Resources

Gerard Malone
Head of Legal and Property Services
1 Aberfoyle Road,
Greenock,
PA15 3DE



Our Ref:

Your Ref:

Date: 18 August 2016

Environment, Regeneration & Resources
Corporate Director: Aubrey Fawcett

Municipal Buildings
Clyde Square
Greenock
PA15 1LY
Tel: 01475 712764
Fax: 01475 712731
Aubrey.fawcett@inverclyde.gov.uk

[Cowdenknowes Allotment Society

Dear Sir

Transfer of Former Allotments at Peat Road Greenock

I refer to the site of the former allotments at Peat Road Greenock more particularly described in the plan included in Annex 1 of this letter (the "Site"). I note your desire to use the Site for the re-establishment of the allotment use (the "Project"). On behalf of and as authorised by Inverclyde Council, I hereby confirm Inverclyde Council's intention to transfer/lease the Site to Cowdenknowes Allotment Society (CAS) for nominal consideration and on terms acceptable to Inverclyde Council for the sole use of the Project subject to the following conditions being purified to the satisfaction of Inverclyde Council on or before 31 December 2017:

1. all and any necessary statutory consents, such as Planning Consent being obtained for the project;
2. The Chief Financial Officer of Inverclyde Council being satisfied:
 - (a) with the financial and Business Plans relating to the Project and; and CAS
 - (b) that all relevant approvals and finance have been received from CAS's bank / financial / external funding institutions in relation to the Project and the Business Plan;
3. All the terms of the Disposal of Land by Local Authority (Scotland) Regulations 2010 and any other legislation or regulations with which Inverclyde Council must comply having been satisfied;

4. Confirmation from the Scottish Government's State Aid Unit that the transfer/lease of the Site complies with the European State Aid Rules; and
5. Confirmation from CAS that the terms and extent of the title to the Site/ lease terms are acceptable to CAS.

Inverclyde Council shall be the sole judge in determining whether each of the aforementioned conditions have been purified and may require such evidence as it deems appropriate. In the event that each of the conditions contained in this letter has been purified to the satisfaction of Inverclyde Council, Inverclyde Council shall enter into discussions with CAS to transfer the Site to CAS on terms acceptable to Inverclyde Council. If any of the aforementioned conditions have not been purified or waived by Inverclyde Council by 31 December 2017, Inverclyde Council shall not transfer/lease the Site to CAS.

Yours faithfully

Corporate Director Environment, Regeneration and Resources