

# Finance and Resources Committee

10.00am, Thursday, 23 March 2017

## Land at Pilton Drive – Proposed Disposal

<b>Item number</b>	8.4
<b>Report number</b>	
<b>Executive/routine</b>	Routine
<b>Wards</b>	4 - Forth

### Executive Summary

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Taylor Wimpey is seeking to purchase approximately 852 sq m of land adjoining a residential development site at Pilton Drive, known as The Strada.

The land is a narrow strip of amenity ground situated between the development site and Pilton Drive. It is required due to a small area of accidental encroachment and to form part of the landscaping of the development.

This report seeks authority to sell the land to Taylor Wimpey on the main terms outlined in the report.

### Links

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<b>Coalition Pledges</b>	<a href="#">P17</a>
<b>Council Priorities</b>	<a href="#">CP5</a> , <a href="#">CP10</a>
<b>Single Outcome Agreement</b>	<a href="#">SO1</a> , <a href="#">SO4</a>

## Land at Pilton Drive – Proposed Disposal

### 1. Recommendations

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That Committee:

- 1.1 Approves the disposal of the land at Pilton Drive, extending to 852 sq m or thereby, to Taylor Wimpey, on the terms and conditions outlined in this report and on such terms and conditions to be agreed by the Acting Executive Director of Resources.

### 2. Background

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- 2.1 Taylor Wimpey is undertaking a residential development at Pilton Drive, known as The Strada. A recent title search by the developer has uncovered a small area of ground that Taylor Wimpey does not have clean title. This has resulted in an accidental encroachment on Council owned land of approximately 21 sq m.
- 2.2 The proposed sale is for a total of 852 sq m in order to also facilitate consistent landscaping works along the eastern boundary of the development. The area of land is shown shaded pink on the plan at Appendix 1.

### 3. Main report

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- 3.1 The proposed disposal will not have any detrimental impact on the operational use of nearby roads or pavements. The land is not required for any operational purpose, and has no alternative use or value.
- 3.2 Negotiations have taken place with Taylor Wimpey and provisional agreement has been reached that the land be sold subject to the following main terms and conditions:
  - Purchaser: Taylor Wimpey;
  - Subjects: 852 sq m of land or thereby at Pilton Drive;
  - Purchase price: £20,450;
  - Use: Landscaping with the exception of small area of encroachment; and
  - Council Fees: The purchaser will meet the Council's reasonably incurred legal and property fees.
- 3.3 The purchase price reflects the small area of encroachment and amenity land.

#### **4. Measures of success**

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- 4.1 A piece of ground that is unlikely to have any future economic use will be sold for a capital receipt.
- 4.2 The sale of unused Council land will allow the developer to secure clean title and assist in the delivery of much needed market and affordable housing.

#### **5. Financial impact**

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- 5.1 A net capital receipt of £20,450 will be received in the financial year 2017/18.
- 5.2 The disposal will remove a potential future maintenance liability.

#### **6. Risk, policy, compliance and governance impact**

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- 6.1 There is a risk that the sale does not complete. This is the same for any offer of purchase.
- 6.2 The sale of the area of land will facilitate the delivery of much needed market and affordable housing. The delivery of these units is dependent on securing clean title.

#### **7. Equalities impact**

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- 7.1 The sale of the area of land will lead to improved landscaping in the area. This will enhance the rights to health and physical security by improving the area for nearby residents.

#### **8. Sustainability impact**

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- 8.1 There are no sustainability issues arising from the recommendations of this report.

#### **9. Consultation and engagement**

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- 9.1 N/A

#### **10. Background reading/external references**

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- 10.1 N/A

## Hugh Dunn

Acting Executive Director of Resources

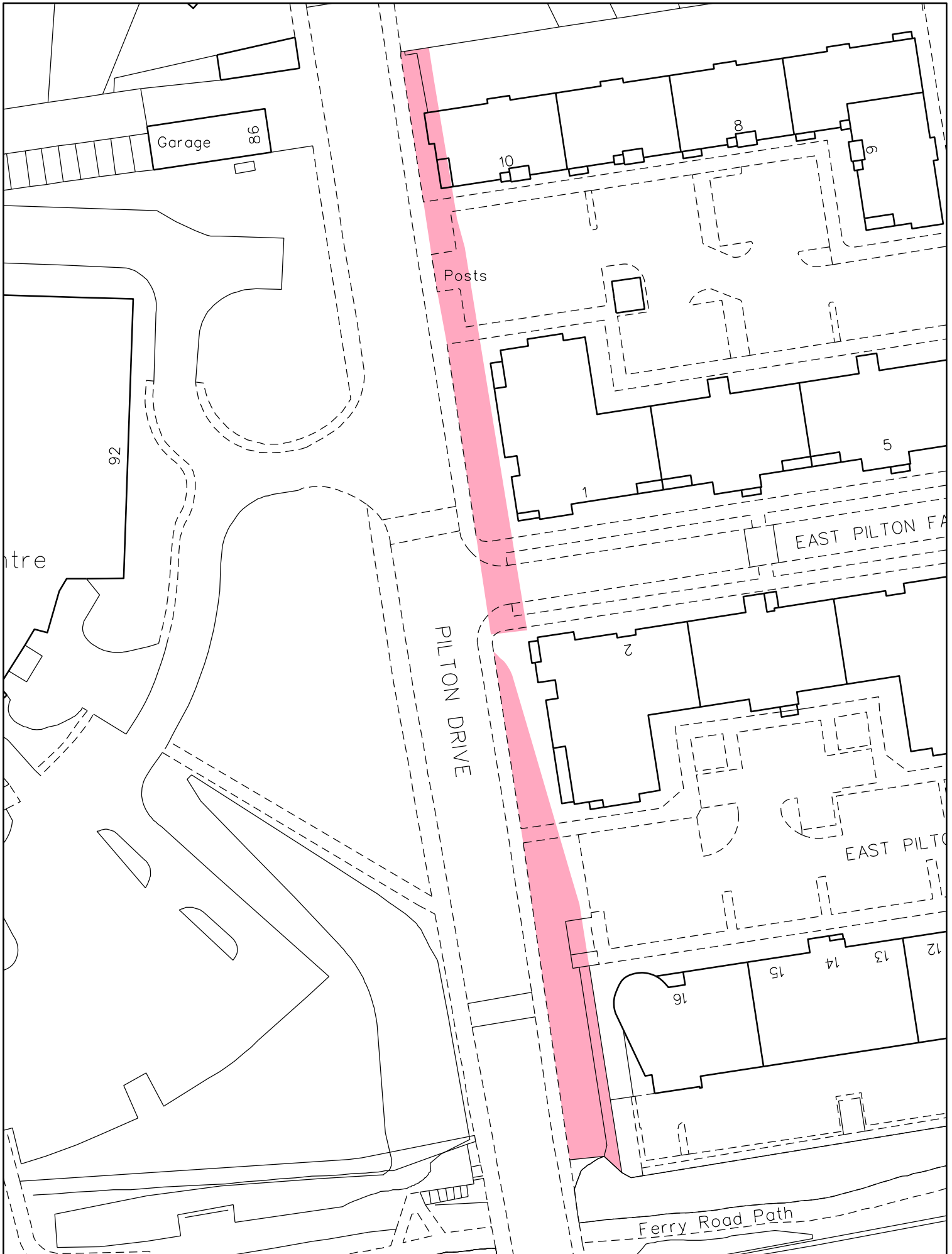
Contact: Chris Jayne, Estates Surveyor

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## 11. Links

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<b>Coalition Pledges</b>	P17 - Continue efforts to develop the city's gap sites and encourage regeneration.
<b>Council Priorities</b>	CP5 – Business growth and investment. CP10 – A range of quality housing options.
<b>Single Outcome Agreement</b>	SO1 – Edinburgh's economy delivers increased investment, jobs and opportunities for all. SO4 – Edinburgh's communities are safer and have improved physical and social fabric.
<b>Appendices</b>	Appendix 1 – Location Plan



TITLE  
 Ground - 852.33 msq  
 Pilton Drive  
 area based on OS data

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**EDINBURGH**  
 Estate Services  
 Corporate Property  
 Services for Communities  
 4 East Market Street

DATE  
 28/02/2017  
 SCALE  
 1:700  
 DRAWN BY  
 A.Powers