

Finance and Resources Committee

10.00am, Thursday, 10 October 2019

Land at Clovenstone Gardens, Edinburgh – Proposed Disposal

Executive/routine	Routine
Wards	2 – Pentland Hills
Council Commitments	10

1. Recommendations

1.1 That Committee:

- 1.1.1 Approves the sale of 1,788 sq m (0.44 acres) of land adjacent to Clovenstone Gardens, to J Smart & Co on the terms outlined in this report and on other terms and conditions to be agreed by the Executive Director of Resources.

Stephen S. Moir

Executive Director of Resources

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Property and Facilities Management Division, Resources Directorate

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Report

Land at Clovenstone Gardens, Edinburgh – Proposed Disposal

2. Executive Summary

- 2.1 J Smart & Co (Contractors) PLC is seeking to purchase approximately 1,788 sq m (0.44 acres) of land, held on the Housing Revenue Account, adjacent to Clovenstone Gardens, Edinburgh which adjoins a development site over which they have a conditional contract for an affordable housing development. The land is required to form part of the landscaping of the proposed development. The report seeks approval to dispose of the land on the terms and conditions outlined in the report.

3. Background

- 3.1 J Smart & Co (Contractors) PLC (Smarts) is in the process of acquiring a development site at Clovenstone Gardens and has submitted a planning application for the development of 69 affordable flatted units. The purchase of the development site is conditional on planning permission being received. Smarts will then agree a missive for the onward sale of the units to a Registered Social Landlord.
- 3.2 To complete the landscaping of the development, Smarts has approached the Council to purchase an area of land outwith the existing site boundary which is situated between the development site and Clovenstone Gardens.
- 3.3 The land forms an elongated strip of amenity ground extending to approximately 1,788 sq m (0.44 acres), as shown outlined and hatched in red on the attached plan.
- 3.4 The land is held on the Council's Housing Revenue Account (HRA) and has been declared surplus to the Council's operational requirements.

4. Main report

- 4.1 The following terms have been provisionally agreed:

- **Subjects:** Land extending to approximately 1,788 sq m (0.44 acres) adjacent to Clovenstone Gardens;
- **Purchaser:** J Smart & Co (Contractors) PLC;
- **Price** £82,000;
- **Council Fees:** The purchaser will meet the Council's reasonably incurred legal fees;
- **Conditions on Use:** It will be a condition of the sale that the land is to be used as amenity ground only, in connection with a development of affordable housing and must not form part of any residential plot;
- **Conditions of Sale:** Planning permission being obtained by the purchaser for the proposed residential development which will allow the purchase of that site to complete.

4.1 The sale price has been agreed based on similar disposals of amenity land in Edinburgh.

5. Next Steps

5.1 Following approval of the terms by Finance and Resources Committee, Legal Services will be instructed to conclude the transaction.

6. Financial impact

6.1 A capital receipt of £82,000 to the Housing Revenue Account during financial year 2019/20.

6.2 Disposal of the land will remove the need for ongoing maintenance by the Council.

7. Stakeholder/Community Impact

7.1 Ward elected members have been made aware of the recommendations of the report.

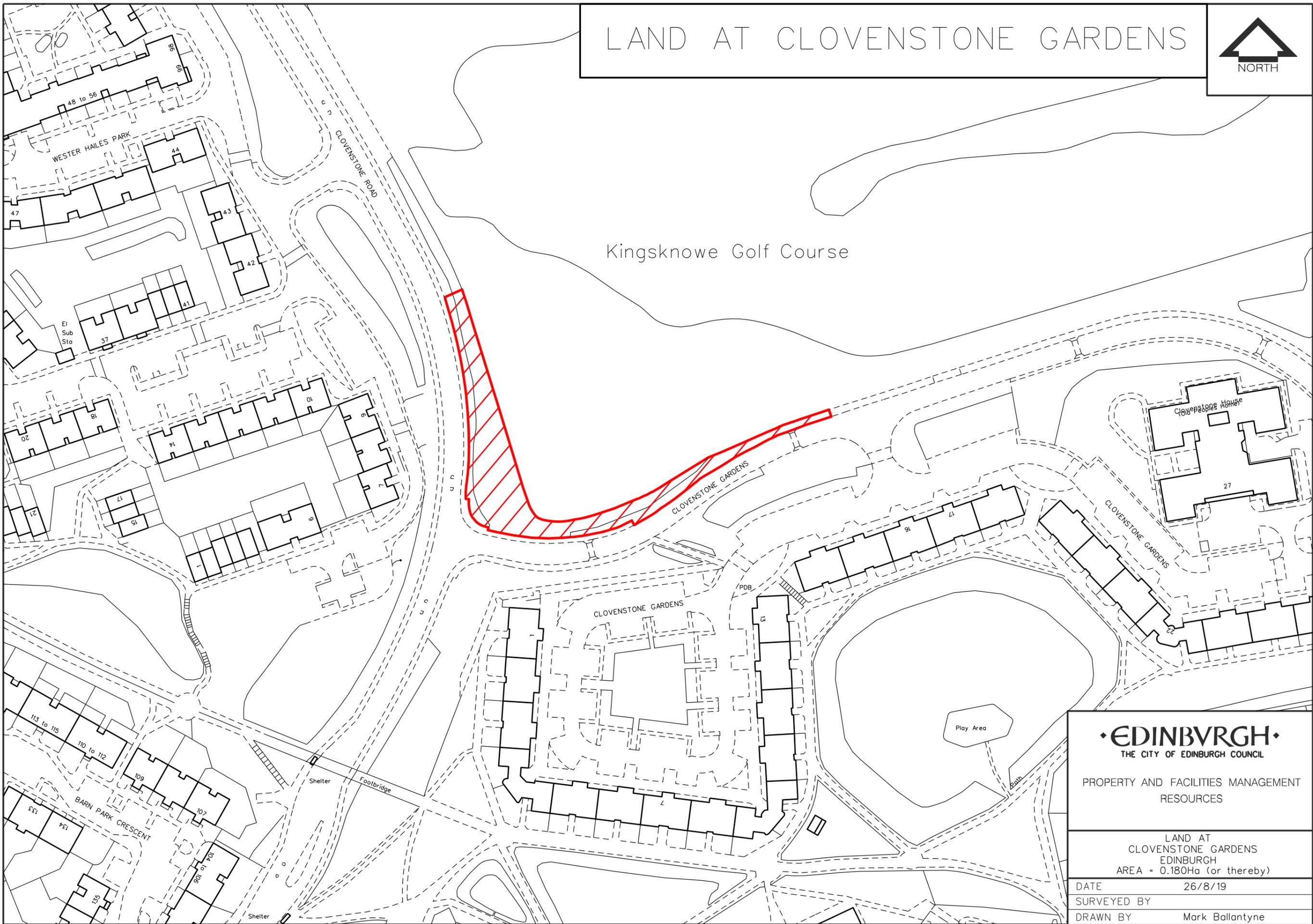
8. Background reading/external references

8.1 N/A

9. Appendices

Appendix 1 - Location Plan

LAND AT CLOVENSTONE GARDENS



SITE PLAN

SCALE 1:1250

• EDINBURGH • THE CITY OF EDINBURGH COUNCIL	
PROPERTY AND FACILITIES MANAGEMENT RESOURCES	
LAND AT CLOVENSTONE GARDENS EDINBURGH AREA - 0.180Ha (or thereby)	
DATE	26/8/19
SURVEYED BY	
DRAWN BY	Mark Ballantyne
SCALE	1:1250 @ A3 SIZE
NEG. NO.	A3/2166

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