

DATA LABEL: PUBLIC



COUNCIL EXECUTIVE

LAND AT STARLAW ROAD, LIVINGSTON
PROPOSED SALE TO GLEN TURNER COMPANY LIMITED

REPORT BY HEAD OF FINANCE AND PROPERTY SERVICES

A. PURPOSE OF REPORT

To seek Council Executive approval for the sale of two parcels of land and ancillary rights extending to approximately 2,588m² at Starlaw Road, Livingston to Glen Turner Company Ltd for £60,000 (sixty thousand pounds)

B. RECOMMENDATION

It is recommended that Council Executive:

1. Approves the sale of Land at Starlaw Road, Livingston extending to 2,588m² to Glen Turner Company Ltd for the sum of £60,000 (sixty thousand pounds) subject to the terms and conditions set out in the report; and
2. Authorises the Head of Finance and Property Services to carry out any further negotiations with the purchaser in respect of the sale terms of the property, on the basis that any revised terms and conditions still represent the achievement of best value for the council.

C. SUMMARY OF IMPLICATIONS

I Council Values	Making best use of our resources. Being honest, open and accountable.
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	Disposal of property governed by S74 (2) of the Local Government (Scotland) Act 1973 and the Disposal of Land by Local Authorities (Scotland) Regulations 2010.
III Implications for Scheme of Delegations to Officers	None.
IV Impact on performance and performance Indicators	The sale of this property will contribute towards the council's 2020/21 approved capital receipts target and in doing so will assist the associated capital receipts performance indicator.
V Relevance to Single Outcome Agreement	We make the most efficient and effective use of resources by minimising our impact on the built and natural environment.

VI Resources - (Financial, Staffing and Property)	A capital receipt of £60,000 will be received during the 2020/21 financial year and will contribute to the agreed receipts figure.
VII Consideration at PDSP	Not applicable.
VIII Other consultations	The local elected members for the ward have received a copy of this report for their information.

D. TERMS OF REPORT

D1 BACKGROUND

The council was approached by Scottish Enterprise and Glen Turner Company Ltd with a view to the council disposing of two small parcels of land extending to approximately 2,588m² to facilitate the installation of a footbridge over Starlaw Road to connect the company's existing site with their proposed new expansion site.

Glen Turner Company Ltd is currently progressing the acquisition of land located to the north of Starlaw Road from Scottish Enterprise to enable an expansion of their operations. To enable staff to effectively work between both sites they are proposing provision of a footbridge to link them which will help to reduce the need to use vehicles and therefore the companies carbon footprint. The expansion of facilities proposed will allow for up to eight new bonded warehouses extending to approximately 2,000m² each. The expansion will deliver new jobs over the longer term and demonstrate the companies continued commitment to West Lothian.

The land, as noted, consists of two parcels of land that will be used for the siting of a footbridge. In addition there will be "air" rights and access rights for the bridge itself. After evaluation and negotiation the proposed disposal price of £60,000, represents the best terms reasonably obtainable and is therefore recommended for approval.

For information, the wider site was previously subject to interest for a proposed crematorium however, the party concerned did not progress their planning application and was unable to agree terms with the council for the acquisition of the land required.

D2 Proposed Sale Terms

It is proposed to sell land at Starlaw Road, Livingston to Glen Turner Company Ltd for £60,000.

The offer is subject to the proposed purchaser completing the purchase from Scottish Enterprise, obtaining planning consent and building regulation consent for construction of the new warehouses and associated facilities.

It is proposed that the Head of Finance and Property Services is authorised to carry out any further negotiations with the purchaser in respect of the sale conditions, on the basis that any revised terms still represent the achievement of best value for the council and are not material.

E. CONCLUSION

It is considered to be in the council's best interests to sell the land at Starlaw Road, Livingston on the basis of the recommendation set out in this report. The price noted represents the best value achievable for the land and interests proposed to be disposed.

F. BACKGROUND REFERENCES

None.

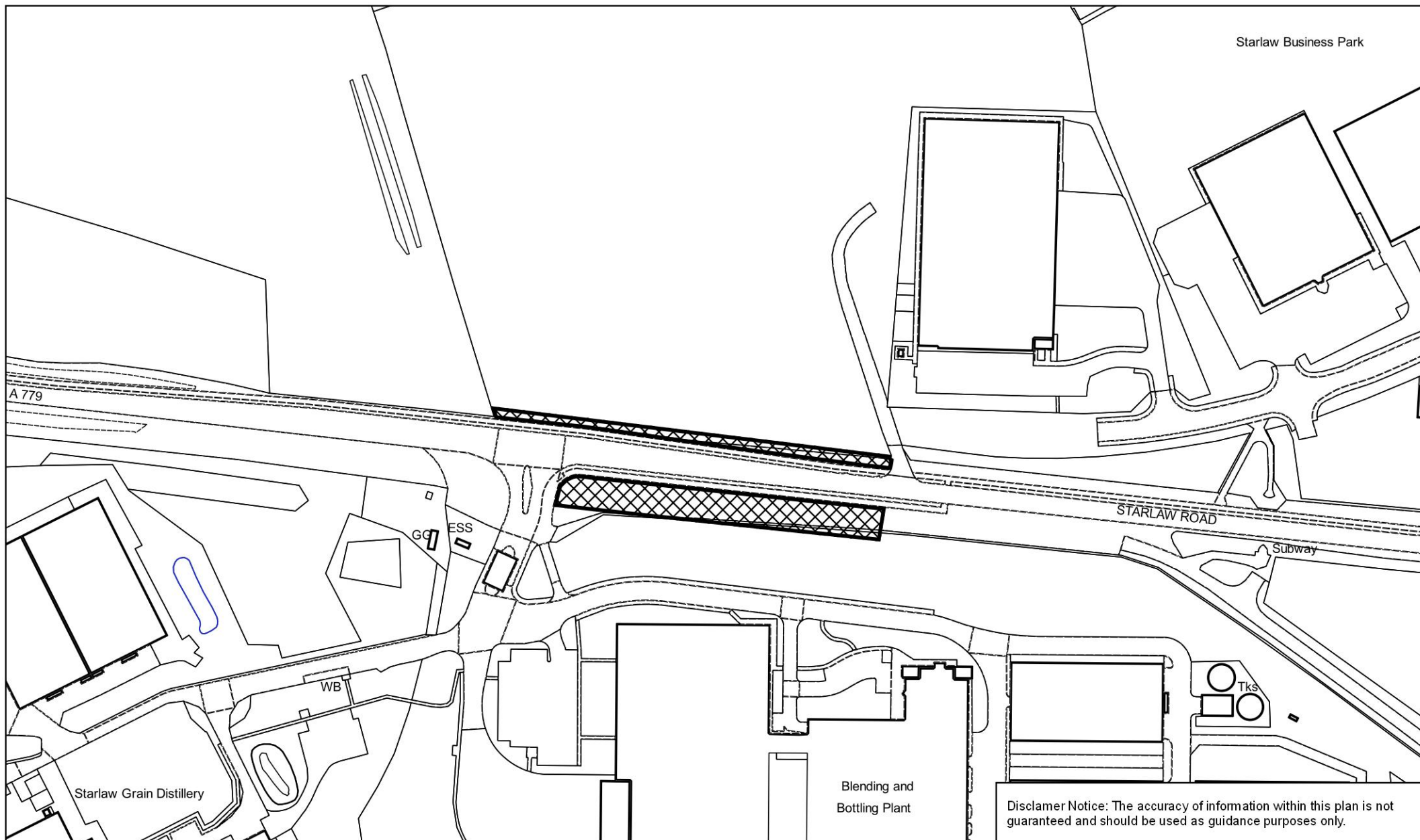
Appendices/Attachments: Location plan attached.


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Donald Forrest, Head of Finance and Property Services

Date of meeting: 24 March 2020



	<h1>Starlaw Road, Livingston</h1>	<p>Not to Scale</p>	<p>A4</p>	<p>N ↑</p>
<p>Property Management, West Lothian Civic Centre, Livingston, EH54 6FF</p>	<p>6/3/2020</p>	<p>Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationery Office. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. ©Crown copyright. All rights reserved. Licence 100037194 2020</p>		