

DATA LABEL: PUBLIC



COUNCIL EXECUTIVE

LAND AT CRUSADER RISE, DEDRIDGE, LIVINGSTON
PROPOSED SALE TO ARK HOUSING ASSOCIATION LIMITED

REPORT BY HEAD OF FINANCE AND PROPERTY SERVICES.

A. PURPOSE OF REPORT

To seek Council Executive approval for the sale of 498m² of land at Crusader Rise, Dedridge, Livingston to Ark Housing Association Limited for the sum of £17,500.

B. RECOMMENDATION

It is recommended that Council Executive:

1. Approves the sale of 498m² of land at Crusader Rise, Dedridge, Livingston to Ark Housing Association Limited for the sum of £17,500 subject to the terms and conditions set out in this report;
2. Authorises the Head of Finance and Property Services to carry out any further negotiations with the purchaser in respect of the sale of the land, 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	Focusing on our customers' needs; being honest, open and accountable; making best use of our resources; working in partnership.
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. Housing (Scotland) Act 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 Housing Revenue Account income performance for 2020/21.
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 £17,500 will be received during the 2020/21 financial year.
VII	Consideration at PDSP	Not applicable.
VIII	Other consultations	<p>The local elected members for the ward have received a copy of this report for their information.</p> <p>The Tenant's Panel have been consulted and have no objections to the proposed disposal.</p>

D. TERMS OF REPORT

D1 Background

The land extends to 498m² or thereby and is situated in Crusader Rise, Dedridge, Livingston as shown cross-hatched black on the attached plan at Appendix 1. It is owned by the council and is held on Housing Revenue Account. The land comprises an undeveloped grassed area that is not currently used for operational purposes. It is situated on the boundary of an adjoining site that is owned by Ark Housing Association Limited (AHAL), a registered social landlord.

The site owned by AHAL was purchased by them from Livingston Development Corporation in 1979 and was developed to accommodate a residential care home that was operated by AHAL until it was demolished in 2013. Since that time, the site has remained vacant and undeveloped.

A planning application to build twenty new homes for social rent was submitted by AHAL in January 2020 on the site of the former care home. After submitting that planning application and carrying out the relevant land title checks, AHAL discovered that areas of land within their planning application site boundary were not in their ownership, but were instead owned by the council. AHAL subsequently submitted an offer to purchase that land from the council. AHAL propose that the land would be utilised for landscaping and garden ground purposes within their proposed new social housing development.

AHAL have been working collaboratively with officers from Housing and Social Policy to design the new homes within the proposed development to meet specialist housing provision needs. Nomination rights are to be agreed with AHAL to accommodate council tenants currently on the waiting list for housing. The proposed development would also contribute towards the council's affordable housing targets.

The Head of Housing, Construction and Building Services has consulted with the Tenant's Panel and no objections have been raised to the proposed disposal. The Head of Housing, Construction and Building Services has confirmed that the proposed disposal meets the criteria for general consent and as such approval from Scottish Ministers is not required.

D2 Proposed Terms Of Sale

AHAL have approached the council with an offer to purchase the land at Crusader Rise for £17,500. This sum is representative of similar transactions for land restricted to social housing and is regarded by officers to represent full market value.

E. CONCLUSION

The sale of this land to Ark Housing Association Limited would contribute to the amenity space within a proposed new development that would provide new homes for social rent on vacant site in an area of high demand. It is considered to be in the council's best interest to dispose of this land on the terms of sale set out in this report.

F. BACKGROUND REFERENCES

None

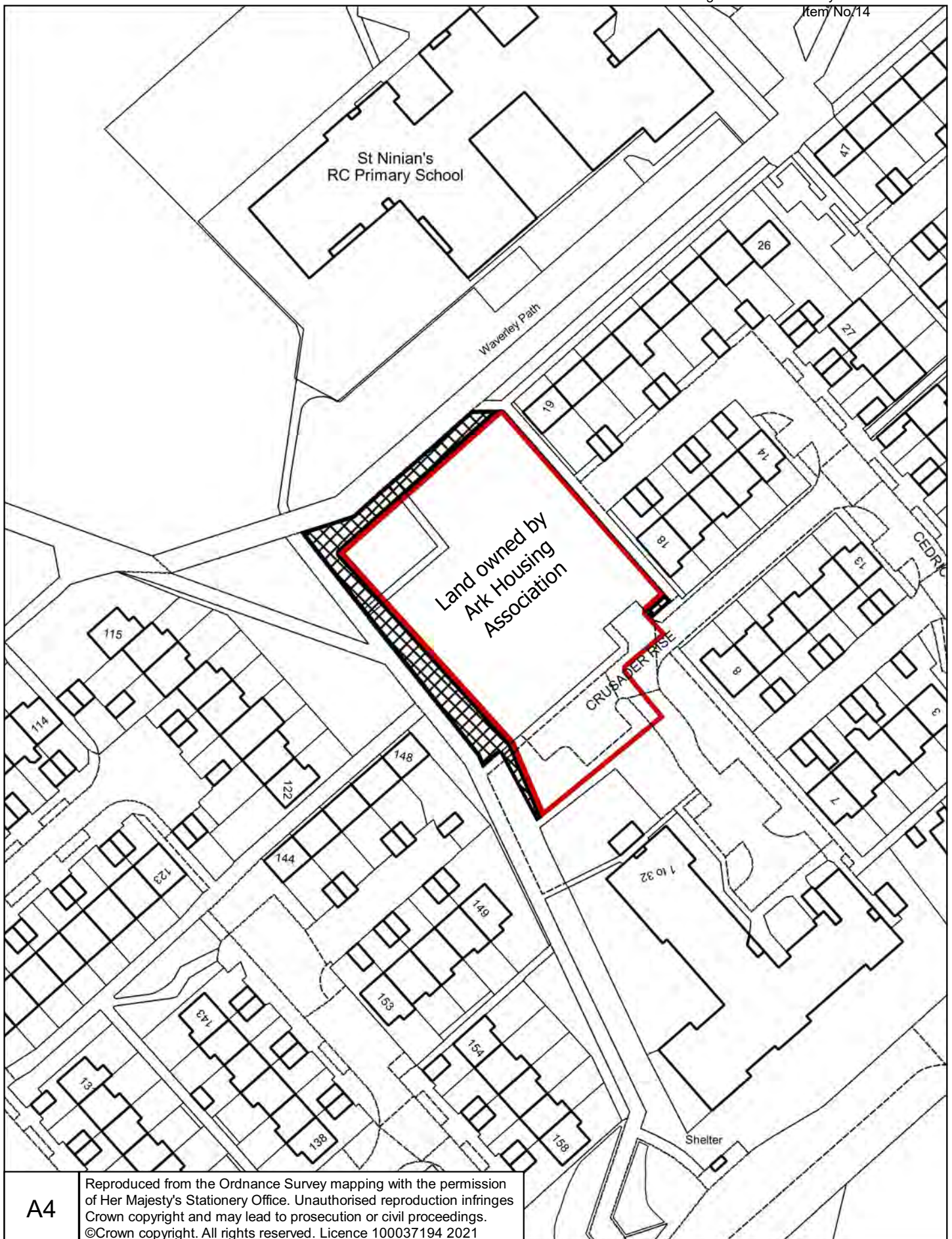
Appendices/Attachments: Appendix 1:Location Plan

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Donald Forrest, Head of Finance and Property Services

Date of meeting: 23 February 2021



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