



West Lothian Council

COUNCIL EXECUTIVE

0.72HA LAND AT HARDIE ROAD, DEANS, LIVINGSTON PROPOSED SALE TO JASON CRAIG DALY

REPORT BY HEAD OF FINANCE AND ESTATES

A. PURPOSE OF REPORT

The purpose of this report is to seek Council Executive approval for the sale of a residential development site for the development of four Eco dwelling houses.

B. RECOMMENDATION

It is recommended that the Council Executive:

1. Approves the sale of 0.72ha Land at Hardie Road, Livingston to Jason Craig Daly for £150,000, subject to the terms and conditions set out below, and,
2. Authorises the Head of Finance and Estates to carry out any further negotiations with the purchaser in respect of the sale of the site, on the basis that any revised terms and conditions still represent the best capital receipt for the council.

C. SUMMARY OF IMPLICATIONS

I Council Values	Making best use of our resources.
II Policy and Legal (including Strategic Environmental Assessment, Equality Issues, Health or Risk Assessment)	None
III Implications for Scheme of Delegations to Officers	None
IV Impact on performance and performance Indicators	Will contribute to capital receipts performance indicator.
V Relevance to Single Outcome Agreement	Supporting local business and making the best use of resources by minimising our impact on the built environment
VI Resources - (Financial, Staffing and Property)	The capital receipt of £150,000 will contribute to the council's capital receipt programme for the financial year 2014/15.

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

The subject land is a small gap site in Deans, Livingston which is bordered by a woodland strip to the west and Knowepark Caravans to the east. It is currently vacant and has generated no income for a number of years. Planning Services produced a detailed Planning Brief for the site with planning permission supporting up to four residential units.

The land was placed on the market for sale in December 2013 with a closing date of 14 February 2014. No offers were received at this point and it was remarketed without a closing date. As a result of this further marketing a formal offer was received, the main terms and conditions of which are outlined below.

1. The Purchaser is Jason Craig Daly. He runs a successful Building company, C&D Building Ltd alongside his other company C&D Plumbing Limited. The company specialise in new builds and alterations to existing properties.
2. The purchase price is £150,000 (inclusive of VAT if this is chargeable.)
3. Date of Entry will be 28 days after all suspensive conditions are accepted by the purchaser.
4. The offer is for the development of four Eco Dwelling Houses. The construction of these buildings will incorporate a mixture of technologies and techniques including possible use of recycled and sustainable materials; solar panels; high degree insulation; high efficiency boilers and the use of sustainable build practices to meet or exceed Section 7 of the current building standards.
5. The offer is subject to the Purchaser obtaining detailed Planning Permission as well as acceptable site investigation reports and build costs. These are to be in place by 31 August 2014 or the offer will be withdrawn.
6. Developer Contributions in the form of Cemetery Provisions will be applicable. Educational Planning will also require contributions.
7. There will be numerous other terms and conditions which are common in agreements of this type.

E. CONCLUSION

Given the length of time the land has been marketed for and the lack of offers received previously, it is considered to be in the best interests of the Council that the land is sold to Jason Craig Daly to be developed in accordance with the associated planning brief.

F. BACKGROUND REFERENCES

None

Appendices/Attachments: Location plan attached.

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Donald Forest, Head of Finance and Estates

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