

AGENDA ITEM No. ⁹

REPORT

TO:	PLANNING & DEVELOPMENT (BUILDINGS AND PROPERTY) SUB-COMMITTEE	SUBJECT:	
FROM:	DIRECTOR OF PLANNING & DEVELOPMENT	DISPOSAL OF LAND AT SMITH AVENUE, GOWKTHRAPPLE	
DATE:	17 FEBRUARY 1998	REF:	AY/FF/WS/140

1. PURPOSE OF REPORT

To report on an alteration to the selling price of the above site.

2. BACKGROUND

At the Buildings and Property Sub-Committee of 11 November, the sale of the land shown on the attached plan to Garrion Peoples Housing Co-op was approved. The site will be developed to produce 46 terraced and semi-detached houses for rent. The sale price is £108,000.

3. DEVELOPMENT PROBLEM

A detailed survey by the Co-op's architect has revealed that the water main which crosses the site will have to be diverted for a distance of some 236 metres. The cost estimate for this work obtained from West of Scotland Water is £40,120 exclusive of VAT.

The Co-op have requested that as this is an abnormal cost, it should be deducted from the sale price. However, they have intimated that Scottish Homes are prepared to fund 50% of the cost.

4. COMMENT

The original sale price was based on an unencumbered site suitable for development. There is no doubt that the water main diversion can be described as an abnormal cost. There is no evidence in the title of a wayleave for this pipeline. This will be taken up with West of Scotland Water. However, the funding for the land acquisition is allocated by Scottish Homes within the current financial year. To assist Scottish Homes and the Co-op it is proposed that the Council approve a deduction from the sale price to reflect the cost of re-aligning the water main. The Council's share is 50% up to a maximum of £20,500.

5. RECOMMENDATION

That the Committee agree to a reduction in the sale price of the land at Smith Avenue, Gowkthrapple to Garrion Peoples Housing Co-op in the terms outlined above.


STANLEY COOK
 Director of Planning & Development

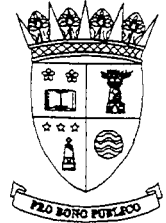
LOCATION PLAN - For Information Only

Title : **Smith Avenue**

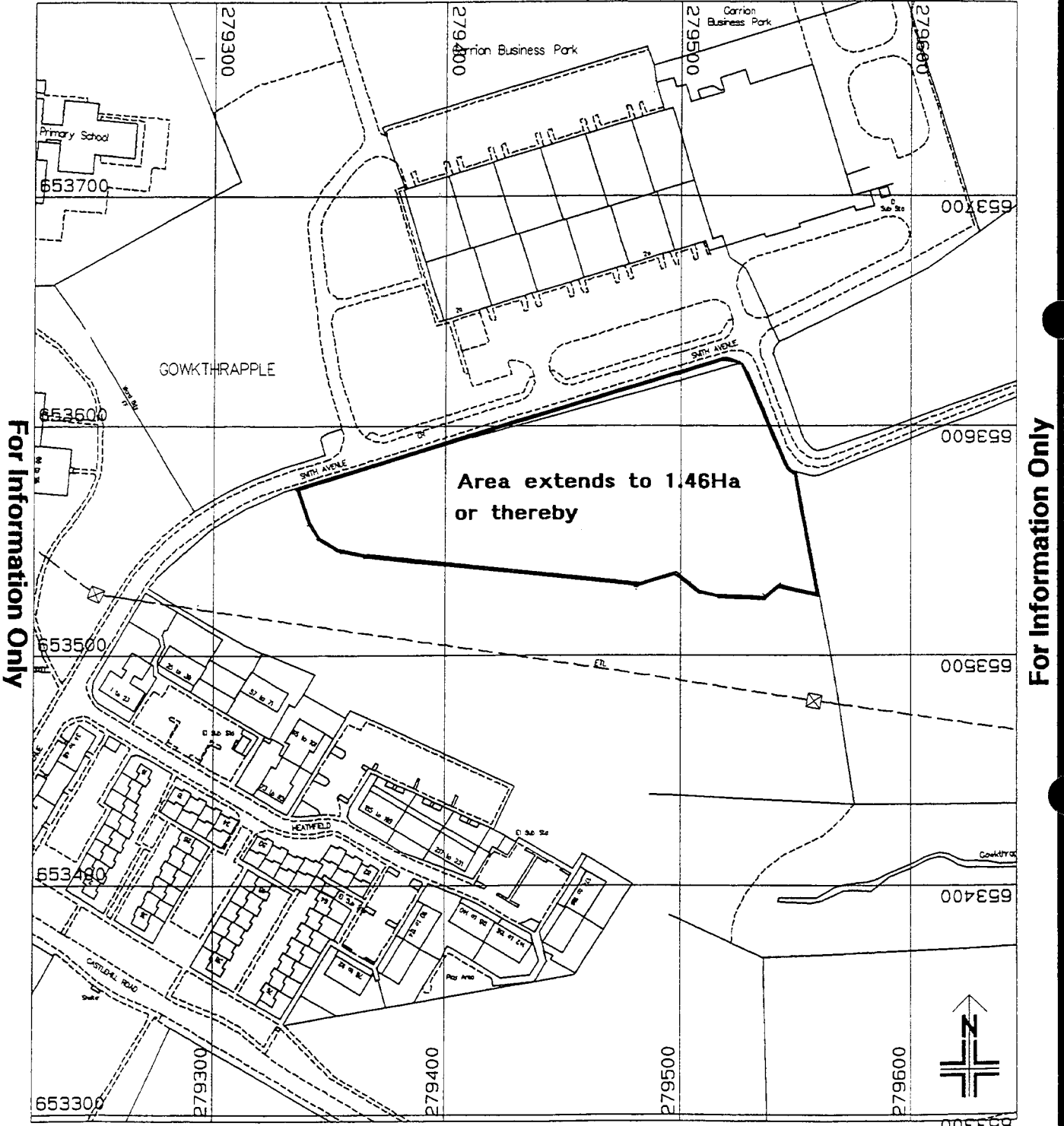
Scale: 1:2500

Town: **Gowkthrapple**

Date : 29 Oct 97



Property Division



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DEPARTMENT OF PLANNING & DEVELOPMENT

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