

Finance and Resources Committee

2.00 p.m, Wednesday, 13 May 2015

Disposal of Housing Revenue Land adjacent to 1 Murrayburn Park

Item number	8.3
Report number	
Executive/routine	Routine
Wards	7 – Sighthill/Gorgie

Executive summary

Mr Ayfol Uddin, the owner of the house at 1 Murrayburn Park, Wester Hailes, is seeking to purchase approximately 153.18 sq m of Housing Revenue Account (HRA) amenity land, adjacent to his house at Murrayburn Park for use as garden ground.

The land is a corner plot situated between residential properties, on Murrayburn Park and Murrayburn Gardens.

This report seeks Committee approval to dispose of the area of ground on terms outlined in this report.

Links

Coalition pledges	P17
Council outcomes	CO16
Single Outcome Agreement	SO4

Disposal of Housing Revenue Land adjacent to 1 Murrayburn Park

Recommendations

It is recommended that Committee:-

- 1.1 Approves the disposal of the land adjacent to 1 Murrayburn Park, extending to 153.18 sq m or thereby, to Mr Ayfol Uddin, on the terms and conditions outlined in this report, and on such terms and conditions to be agreed by the Acting Director of Services for Communities and the Head of Legal, Risk and Compliance.

Background

- 2.1 The Council owns the corner plot adjacent to 1 Murrayburn Park, extending to 153.18 sq m, as shown edged red on the attached plan. The land is held on the Housing Revenue Account (HRA).
- 2.2 Mr Ayfol Uddin, the owner of the adjoining house at 1 Murrayburn Park, has approached the Council requesting to purchase the ground for use as garden ground.
- 2.3 The Housing and Regeneration Service has been consulted, and the ground has been declared surplus to operational requirements, subject to consent from the Scottish Ministers to dispose of the HRA site under Section 12 of the Housing (Scotland) Act 1987 (as amended).

Main report

- 3.1 Following negotiation, provisional agreement has been reached with Mr Uddin, on a disposal based on the following main terms and conditions:

Subjects:	All and whole the amenity land extending to 153.18 sq m or thereby;
Use:	The land will be used for garden ground;
Purchase Price:	£3,400 (exclusive of fees);
Costs:	The purchaser will meet the Council's reasonably incurred legal and surveyor's fees; and
Maintenance:	The purchaser will be responsible for all future maintenance and upkeep of the site.

Measures of success

- 4.1 The disposal will remove an ongoing maintenance liability from the Council and the site, overgrown with shrubs and weeds, will be brought back into beneficial use by the purchaser.

Financial impact

- 5.1 The disposal will generate a capital receipt in the sum of £3,400 to the HRA in the financial year 2015/16.
- 5.2 The disposal will relieve the Council of future maintenance liability.
- 5.3 The Council's surveyors and legal costs arising from the transaction will be borne by the purchaser.

Risk, policy, compliance and governance impact

- 6.1 The purchaser has indicated that he has the necessary funds to complete the purchase, reducing the risk of the sale not concluding.

Equalities impact

- 7.1 An equalities assessment has been carried out, and there are no identified negative equality and rights impacts arising from this report.

Sustainability impact

- 8.1 There will be a positive impact on the environment when the site is cleared and brought back into residential use, and the maintenance of the site will be improved.

Consultation and engagement

- 9.1 The Housing and Regeneration Service has consulted with the South West Neighbourhood Office, Housing Property Services and local members and no objections have been received.

Background reading/external references

N/A

John Bury

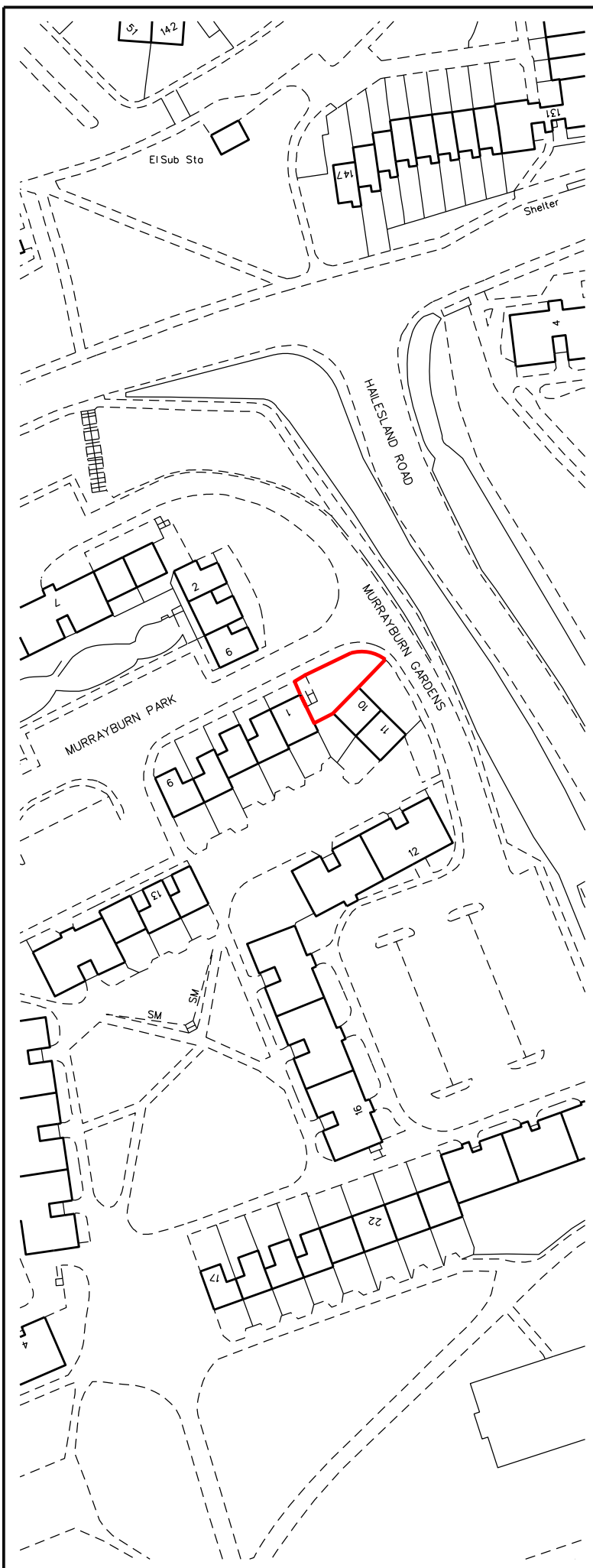
Acting Director of Services for Communities

Contact: Thuso Selelo

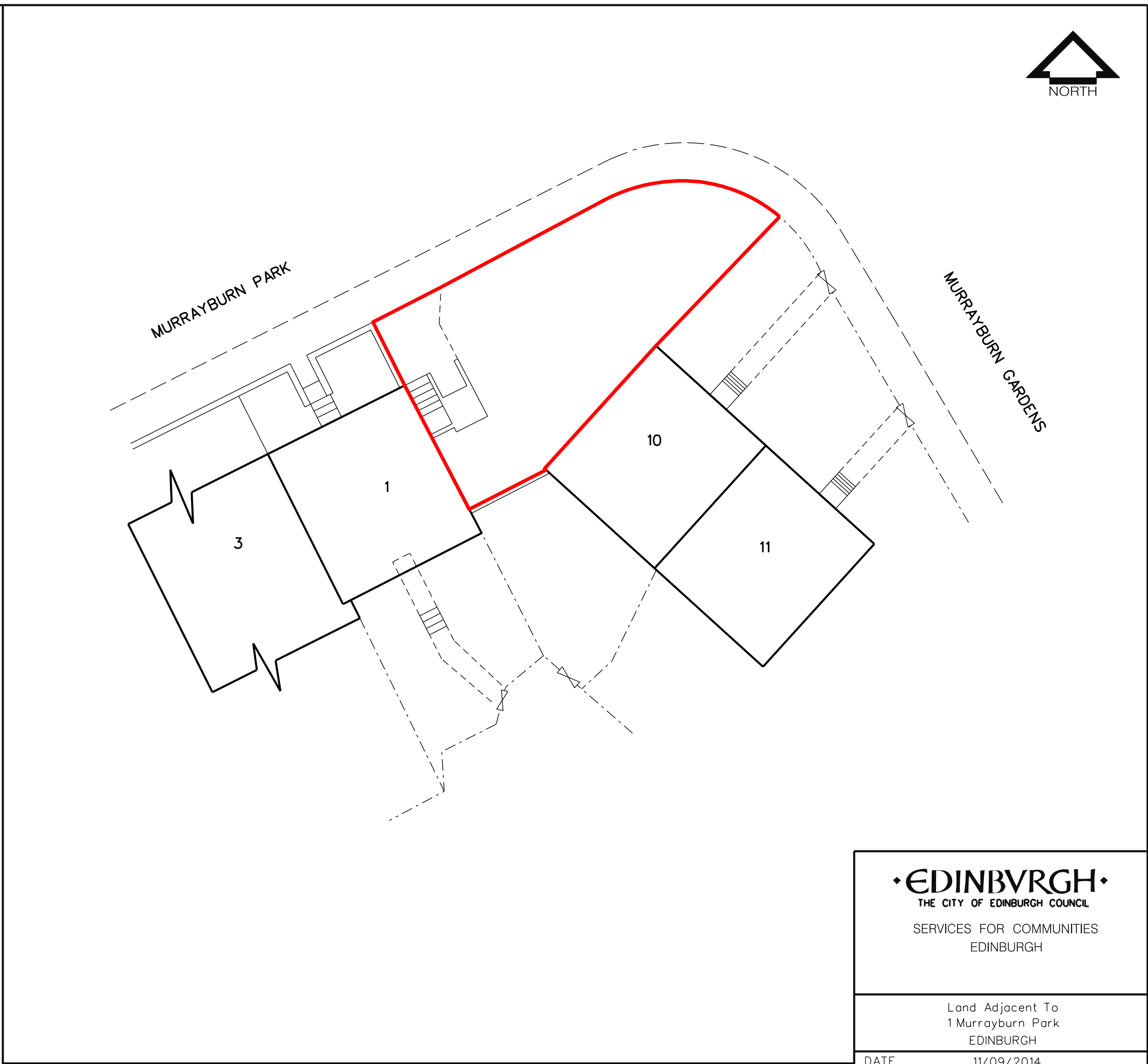
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Links

Coalition pledges	P17 – Continue efforts to develop the city’s gap sites and encourage regeneration.
Council outcomes	CO16 – Well-housed People live in a good quality home that is affordable and meets their needs in a well managed Neighbourhood.
Single Outcome Agreement	SO4 - Edinburgh's communities are safer and have improved physical and social fabric.
Appendices	Appendix 1 - Location Plan.



LOCATION PLAN SCALE 1:1250



SITE PLAN

SCALE 1:200



MURRAYBURN PARK

MURRAYBURN GARDENS

• EDINBURGH •
 THE CITY OF EDINBURGH COUNCIL
 SERVICES FOR COMMUNITIES
 EDINBURGH

Land Adjacent To
 1 Murrayburn Park
 EDINBURGH

DATE	11/09/2014
SURVEYED BY	NR/MB
DRAWN BY	NR/ FM
FILE NO.	
NEG. NO.	NT2070/A3/1350 A

AREA SHOWN DELINEATED RED - 153.18 sqm, or thereby