

ESTATES COMMITTEE

Minutes of meeting held in Committee Room 2, Council Offices, Almada Street, Hamilton on 2 May 2006

Chair:

Councillor Jim Daisley

Councillors Present:

David Baillie, Tony Carlin, Beith Forrest, Eileen Logan, Billy McCaig, John McGuinness, William Ross, Chris Thompson, Jim Wardhaugh

Councillors' Apologies:

Jim Docherty (Depute), Carol Hughes, Edward McAvoy, Alex McInnes, Danny Meikle

Attending:

Corporate Resources

J McDonald, Administration Adviser

Enterprise Resources

P Carr, Capital Transactions Manager; H McNeil, Head of Estates and Support Services

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Estates Committee held on 7 March 2006 were submitted for approval as a correct record.

The Committee decided: that the minutes be approved as a correct record.

3 Sale of Ground at Plot 4(a), Langlands Business Park, Hurlawcrook Road, East Kilbride

A report dated 30 March 2006 by the Executive Director (Enterprise Resources) was submitted on the sale of the industrial development site at Plot 4(a), Langlands Business Park, Hurlawcrook Road, East Kilbride to Bell Developments (Scotland) Limited, in the sum of £255,000, subject to the terms and conditions detailed in the report.

The Committee decided:

- (1) that the industrial development site at Plot 4(a), Langlands Business Park, Hurlawcrook Road, East Kilbride be disposed of to Bell Developments (Scotland) Limited, in the sum of £255,000, subject to the terms and conditions detailed in the report; and
- (2) that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, be authorised to conclude negotiations and the necessary legal agreements on terms which were in the best interests of the Council.

4 Lease of Office Premises at 64A Fernhill Road, Rutherglen - Concessionary Lease to Fernhill Community Association

A joint report dated 18 April 2006 by the Executive Directors (Enterprise Resources) and (Housing and Technical Resources) was submitted on the lease of premises at 64A Fernhill Road, Rutherglen to Fernhill Community Association for the purpose of offices and meeting space in connection with the Association's activities.

In view of the requirement to progress this matter as soon as possible and in terms of Standing Order No 36(c), the Executive Directors (Enterprise Resources) and (Housing and Technical Resources), in consultation with the Chair and an ex officio member, had approved the concessionary lease of premises at 64A Fernhill Road, Rutherglen to Fernhill Community Association, at a cost of £1 per month, subject to the terms and conditions detailed in the report.

The Committee decided: that the action taken, in terms of Standing Order No 36(c), by the Executive Directors (Enterprise Resources) and (Housing and Technical Resources), in consultation with the Chair and an ex officio member, to approve the concessionary lease of premises at 64A Fernhill Road, Rutherglen to Fernhill Community Association, at a cost of £1 per month, subject to the terms and conditions detailed in the report, be noted.

5 Lease of Former Q and A Premises at Kyle Court, Cambuslang - Concessionary Lease to Rutherglen and Cambuslang Citizens Advice Bureau

A joint report dated 18 April 2006 by the Executive Directors (Enterprise Resources) and (Housing and Technical Resources) was submitted on the lease of the former first floor Q and A premises at Kyle Court, Cambuslang to the Rutherglen and Cambuslang Citizens Advice Bureau for use as offices in connection with the provision of a Citizens Advice service.

In view of the requirement to progress this matter as soon as possible and in terms of Standing Order No 36(c), the Executive Directors (Enterprise Resources) and (Housing and Technical Resources), in consultation with the Chair and an ex officio member, had approved the concessionary lease of the former first floor Q and A premises at Kyle Court, Cambuslang to the Rutherglen and Cambuslang Citizens Advice Bureau, at a cost of £1 per annum, subject to the terms and conditions detailed in the report.

The Committee decided: that the action taken, in terms of Standing Order No 36(c), by the Executive Directors (Enterprise Resources) and (Housing and Technical Resources), in consultation with the Chair and an ex officio member, to approve the concessionary lease of the former first floor Q and A premises at Kyle Court, Cambuslang to the Rutherglen and Cambuslang Citizens Advice Bureau, at a cost of £1 per annum, subject to the terms and conditions detailed in the report, be noted.

6 Lease Variation and Assignment of Ground Lease - Unit 240 Millcroft Road, Shawfield Industrial Estate, Rutherglen

A report dated 16 March 2006 by the Executive Director (Enterprise Resources) was submitted on the variation and assignment of the ground lease at Unit 240 Millcroft Road, Shawfield Industrial Estate, Rutherglen from Gordon William Lennox to Mark Lesley Thomas Kane and Susan Janine Kane for use as an electrical wholesaler's showroom and warehouse.

In view of the requirement to progress this matter as soon as possible and in terms of Standing Order No 36(c), the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, had approved the variation and assignation of the ground lease at Unit 240 Millcroft Road, Shawfield Industrial Estate, Rutherglen from Gordon William Lennox to Mark Lesley Thomas Kane and Susan Janine Kane, at a cost of £950 per annum, subject to the terms and conditions detailed in the report.

The Committee decided: that the action taken, in terms of Standing Order No 36(c), by the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, to approve the variation and assignation of the ground lease at Unit 240 Millcroft Road, Shawfield Industrial Estate, Rutherglen from Gordon William Lennox to Mark Lesley Thomas Kane and Susan Janine Kane, at a cost of £950 per annum, subject to the terms and conditions detailed in the report, be noted.

7 Cairns Housing Regeneration - Disposal of Land to Clyde Valley Housing Association Limited

A report dated 18 April 2006 by the Executive Director (Enterprise Resources) was submitted on the transfer of ownership of the 2.15 hectare site at Hamilton Crescent, Cairns to Clyde Valley Housing Association Limited for the development of new housing for sale and rent.

In view of the requirement to progress this matter as soon as possible and in terms of Standing Order No 36(c), the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, had approved the transfer of the 2.15 hectare site at Hamilton Crescent, Cairns to Clyde Valley Housing Association Limited, in the sum of £1,500,000, subject to the terms and conditions detailed in the report.

The Committee decided: that the action taken, in terms of Standing Order No 36(c), by the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, to approve the transfer of the 2.15 hectare site at Hamilton Crescent, Cairns to Clyde Valley Housing Association Limited, in the sum of £1,500,000, subject to the terms and conditions detailed in the report, be noted.

[Reference: Minutes of Housing and Technical Resources Committee of 8 March 2006 (Paragraph 16)]

8 Fernhill Housing Regeneration - Disposal of Land adjacent to Fernhill Road, Rutherglen to West of Scotland Housing Association Limited

A report dated 19 April 2006 by the Executive Director (Enterprise Resources) was submitted on the transfer of ownership of the 2.12 hectare site adjacent to Fernhill Road, Rutherglen to West of Scotland Housing Association Limited for the development of new housing for sale and rent.

In view of the requirement to progress this matter as soon as possible and in terms of Standing Order No 36(c), the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, had approved the transfer of ownership of the 2.12 hectare site adjacent to Fernhill Road, Rutherglen to West of Scotland Housing Association Limited for the development of new housing for sale and rent, in the sum of £854,000, subject to the terms and conditions detailed in the report.

The Committee decided:

that the action taken, in terms of Standing Order No 36(c), by the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, to approve the transfer of ownership of the 2.12 hectare site adjacent to Fernhill Road, Rutherglen to West of Scotland Housing Association Limited for the development of new housing for sale and rent, in the sum of £854,000, subject to the terms and conditions detailed in the report, be noted.

[Reference: Minutes of Housing and Technical Resources Committee of 8 March 2006 (Paragraph 16)]

9 Sale of Land at Cambuslang Road, Cambuslang - Eastfield Resource Centre

A report dated 3 April 2006 by the Executive Director (Enterprise Resources) was submitted on the sale of the former Eastfield Resource Centre, Cambuslang Road, Cambuslang to Carronvale Homes Limited. Following site investigations undertaken by the purchaser, adverse ground conditions had been discovered. As a result, the purchaser had requested a reduction of £240,000 in the original purchase price.

In view of the requirement to progress this matter as soon as possible and in terms of Standing Order No 36(c), the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, had approved a reduction of £240,000 in the purchase price for the former Eastfield Resource Centre, Cambuslang Road, Cambuslang, subject to the terms and conditions detailed in the report.

The Committee decided:

that the action taken, in terms of Standing Order No 36(c), by the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, to approve a reduction of £240,000 in the purchase price for the former Eastfield Resource Centre, Cambuslang Road, Cambuslang, subject to the terms and conditions detailed in the report, be noted.

[Reference: Minutes of 31 May 2005 (Paragraph 9)]

10 Sale of Sites at Dale Avenue (Former Robert Owen Centre) and Laburnum Avenue, East Kilbride

A report dated 19 April 2006 by the Executive Director (Enterprise Resources) was submitted on the sale of 1.0376 hectares and 0.6172 hectares of land at Dale Avenue and Laburnum Avenue, East Kilbride to O'Brien Properties Limited. Following clarification of the number of residential units that had obtained planning consent and site investigations which had identified adverse ground conditions, the purchaser had requested a reduction in the original purchase price.

In view of the requirement to progress this matter as soon as possible and in terms of Standing Order No 36(c), the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, had approved a revised purchase price of £1,036,000 for the 1.0376 hectares and 0.6172 hectares of land at Dale Avenue and Laburnum Avenue, East Kilbride, subject to the terms and conditions detailed in the report.

The Committee decided: that the action taken, in terms of Standing Order No 36(c), by the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, to approve the revised purchase price of £1,036,000 for the 1.0376 hectares and 0.6172 hectares of land at Dale Avenue and Laburnum Avenue, East Kilbride, subject to the terms and conditions detailed in the report, be noted.

[Reference: Minutes of 23 August 2005 (Paragraph 12)]

11 Urgent Business

There were no items of urgent business.

12 Exclusion of Press and Public

The Committee decided: that, in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, the press and public be excluded for the next item of business on the grounds that it was likely that there would be disclosure of exempt information in terms of Paragraphs 6 and 9 of Part I of Schedule 7A of the Act.

13 Renunciation of Lease at Honeywell House, Murray Road, East Kilbride (Portfolio 1) and Lease Extension at 11 Glenfield Road, 87/93 Carron Place, 19/27 Old Coach Road and 79/85 Kelso Drive, East Kilbride (Portfolio 2)

A report dated 10 April 2006 by the Executive Director (Enterprise Resources) was submitted on proposals to:-

- ♦ renounce the lease at Honeywell House, Murray Road, East Kilbride (Portfolio 1) and return the subjects to the landlords
- ♦ extend the lease at 11 Glenfield Road, 87/93 Carron Place, 19/27 Old Coach Road and 79/85 Kelso Drive, East Kilbride (Portfolio 2) to 11 February 2031

The Committee decided:

- (1) that the lease at Honeywell House, Murray Road, East Kilbride be renounced and the subjects returned to the landlords, subject to the terms and conditions detailed in the report;
- (2) that the lease of 11 Glenfield Road, 87/93 Carron Place, 19/27 Old Coach Road and 79/85 Kelso Drive, East Kilbride be extended to 11 February 2031, subjects to the terms and conditions detailed in the report; and
- (3) that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, be authorised to conclude negotiations and the necessary legal agreements on terms which were in the best interests of the Council.