

Report

Report to:	Estates Committee
Date of Meeting:	27 June 2006
Report by:	Executive Director (Enterprise Resources)

Subject:	Acquisition of 12 Flats at 163 Main Street, High Blantyre
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ♦ seek approval to purchase residential property at 163 Main Street, High Blantyre from Bield Housing Association.

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) that property at 163 Main Street, High Blantyre comprising 12 residential flats, be acquired from Bield Housing Association to be refurbished for “first stop” accommodation for young homeless people to help meet the identified shortage.
- (2) that the Executive Director (Enterprise Resources), in conjunction with the Head of Legal Services, be authorised to conclude all other matters pertaining to the acquisition of the property from Bield Housing Association and to enter into the necessary legal agreements to complete the conveyancing.

3 Background

- 3.1 163 Main Street, High Blantyre is a 1980's two storey detached property comprising twelve residential units, six of which are one bedroom flats and the remaining six, bed-sit accommodation. In addition there is a small office located on the ground floor. The property was originally designed to meet the needs of older people. The plan attached to this report shows the location of the property.
- 3.2 In recent years there has been a steady decline in the demand for these flats as they no longer meet the needs of this increasingly frail client group, in terms of space, standards or accessibility. Residents have gradually been relocated to new housing in Blantyre, specifically constructed to suit their needs.
- 3.3 The owner, Bield Housing Association, in consultation with Communities Scotland and the Council, has been discussing the future use of the property and agree that the existing internal configuration could be easily adapted to provide suitable temporary “first stop” accommodation for homeless people. The central location provides access to local services and transport links which will help this client group develop the necessary skills to live independently in the community.

- 3.4 The Housing and Technical Resources Committee at its meeting on 3 May 2006 approved the principle of acquiring 163 Main Street, Blantyre, from Bield Housing Association for the aforementioned purpose.

4 Employee Implications

- 4.1 There are no employee implications in connection with this transaction.

5 Financial Implications

- 5.1 The value of the property has been negotiated with the District Valuer and agreed at £350,000. The Housing Association and Communities Scotland have agreed to a deduction of £177,053 from the value, being the amount of Housing Aid Grant originally paid to the Housing Association for the construction of the building. Consequently the purchase price shall be £172,947, funded through the Council's Housing Revenue Account.
- 5.2 Each party will be responsible for the payment of their own fees and outlays in connection with the land transfer.

6 Other Implications

- 6.1 None.

7 Consultation

- 7.1 The local member has been consulted. Consultation with local residents will be carried out as required in accordance with the statutory planning process.

Iain Urquhart
Executive Director (Enterprise Resources)
6 June 2006

Link(s) to Council Objectives

- Creating Successful Communities
- Living in the Community
- Supporting Communities

Previous References

- Housing and Technical Resources Committee – 3 May 2006

List of Background Papers

- None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:- Rachel Clayton, Surveyor
Ext 5158 (Tel 01698 455158)
E-mail: rachel.clayton@southlanarkshire.gov.uk

