

## ESTATES COMMITTEE

Minutes of meeting held in Committee Room 2, Council Offices, Almada Street, Hamilton on 7 March 2006

### **Chair:**

Councillor Jim Daisley

### **Councillors Present:**

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

### **Councillors' Apologies:**

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

### **Attending:**

#### **Corporate Resources**

J McDonald, Administration Officer

#### **Enterprise Resources**

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

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### **1 Declaration of Interests**

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No interests were declared.

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### **2 Minutes of Previous Meeting**

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The minutes of the meeting of the Estates Committee held on 13 December 2005 were submitted for approval as a correct record.

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

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### **3 Lease of Premises - Strathclyde Joint Police Board - Accommodation at Whitehill Neighbourhood Centre, 9 Hunter Road, Hamilton**

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A report dated 9 February 2006 by the Executive Director (Enterprise Resources) was submitted on the lease of accommodation at Whitehill Neighbourhood Centre, 9 Hunter Road, Hamilton to Strathclyde Joint Police Board for use as a Community Police Office. The proposed period of the lease was 21 years at a rent of £1 per annum, subject to the terms and conditions detailed in the report. On conclusion of the lease agreement and before 31 March 2006, the Police Board would make a £35,000 grassum payment to the Council.

**The Committee decided:** that Strathclyde Joint Police Board be granted a 21 years' lease of accommodation at Whitehill Neighbourhood Centre, 9 Hunter Road, Hamilton at a rent of £1 per annum, subject to the terms and conditions detailed in the report.

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#### **4 Whitehill Area 3 Regeneration - Disposal of Land to Cruden Estates Limited**

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A report dated 16 February 2006 by the Executive Director (Enterprise Resources) was submitted on the transfer of ownership of a site within the Whitehill Regeneration Area to Cruden Estates Limited for the development of social and private housing, subject to the terms and conditions detailed in the report.

**The Committee decided:**

- (1) that the ownership of the site within the Whitehill Regeneration Area be transferred to Cruden Estates Limited for the development of social and private housing, 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 in terms which were in the best interests of the Council.

*[Reference: Minutes of Housing and Technical Resources Committee of 24 August 2005 (Paragraph 11)]*

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#### **5 Cathkin Regeneration - Disposal of Land at Tobermory Road/Trossachs Road, Cathkin to Rutherglen and Cambuslang Housing Association Limited**

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A report dated 20 February 2006 by the Executive Director (Enterprise Resources) was submitted on the transfer of ownership of the site at Tobermory Road/Trossachs Road, Cathkin to Rutherglen and Cambuslang Housing Association Limited for the development of new housing for rent, in the sum of £920,000.

**The Committee decided:**

- (1) that the site at Tobermory Road/Trossachs Road, Cathkin be transferred to Rutherglen and Cambuslang Housing Association Limited for the development of new housing for rent, in the sum of £920,000; 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 in terms which were in the best interests of the Council.

*[Reference: Minutes of Housing and Technical Resources Committee of 9 February 2005 (Paragraph 17)]*

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#### **6 Transactions Processed Under Delegated Authority – 1 October to 31 December 2005**

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A report dated 6 February 2006 by the Executive Director (Enterprise Resources) was submitted on the level of transactions processed by Estates and Regeneration Services under delegated authority for the period 1 October to 31 December 2005.

Estates Services, under delegated powers, had authority to deal with lease transactions up to a value of £50,000 per annum for a maximum period of 10 years and capital transactions up to a value of £150,000.

During the period 1 October to 31 December 2005, 82 transactions had been undertaken as follows:-

- ◆ total value of lease transactions - £360,633
- ◆ total value of capital transactions - £529,166

**The Committee decided:** that the level of transactions processed by Estates and Regeneration Services under delegated authority for the period 1 October to 31 December 2005 be noted.

*[Reference: Minutes of 13 December 2005 (Paragraph 7)]*

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#### **7 Lease of Converted Shop Premises at 41A Millgate Road, Hamilton - Concessionary Lease to Hamilton Credit Union Limited**

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A report dated 21 December 2005 by the Executive Director (Enterprise Resources) was submitted on the lease of converted shop premises at 41A Millgate Road, Hamilton to Hamilton Credit Union Limited for use as a credit union.

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 concessionary lease of converted shop premises at 41A Millgate Road, Hamilton to Hamilton Credit Union Limited, 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 Director (Enterprise Resources), in consultation with the Chair and an ex officio member, to approve the concessionary lease of converted shop premises at 41A Millgate Road, Hamilton to Hamilton Credit Union Limited, at a cost of £1 per month, subject to the terms and conditions detailed in the report, be noted.

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#### **8 Lease of Converted Shop Premises at 33 Smyllum Road, Lanark - Concessionary Lease to Town of Lanark Tenants' Forum**

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A report dated 15 February 2006 by the Executive Director (Enterprise Resources) was submitted on the lease of converted shop premises at 33 Smyllum Road, Lanark to the Town of Lanark Tenants' Forum for use as offices and meeting space in connection with the provision of community, educational and voluntary services.

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 21 years' lease of the converted shop premises at 33 Smyllum Road, Lanark to the Town of Lanark Tenants' Forum, 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 Director (Enterprise Resources), in consultation with the Chair and an ex officio member, to approve the 21 years' lease of the converted shop premises at 33 Smyllum Road, Lanark to the Town of Lanark Tenants' Forum, at a cost of £1 per annum, subject to the terms and conditions detailed in the report, be noted.

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## **9 Sale of Property at 4 Auchingramont Road, Hamilton**

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A report dated 31 January 2006 by the Executive Director (Enterprise Resources) was submitted on the sale of property at 4 Auchingramont Road, Hamilton to Windmill Park Developments Limited. Following an amendment to the development proposals to meet planning requirements, the purchaser had requested a reduction in the 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 £65,237 in the purchase price for the property at 4 Auchingramont Road, Hamilton, 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 £65,237 in the purchase price for the property at 4 Auchingramont Road, Hamilton, subject to the terms and conditions detailed in the report, be noted.

*[Reference: Minutes of 16 November 2004 (Paragraph 8)]*

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## **10 Sale of Land at Mauldslie Road, Carluke**

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A report dated 24 January 2006 by the Executive Director (Enterprise Resources) was submitted on the sale of 5,095 square metres and 260 square metres of land at Mauldslie Road, Carluke to Maritsan Developments Limited in the sums of £450,000 and £1 respectively.

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 sale of 5,095 square metres and 260 square metres of land at Mauldslie Road, Carluke to Maritsan Developments Limited, in the sums of £450,000 and £1 respectively, 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 sale of 5,095 square metres and 260 square metres of land at Mauldslie Road, Carluke to Maritsan Developments Limited, in the sum of £450,000 and £1 respectively, subject to the terms and conditions detailed in the report, be noted.

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## **11 Urgent Business**

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There were no items of urgent business.