

Report

Report to:	Executive Committee
Date of Meeting:	24 January 2024
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Land and Property Transfers and Disposals
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise the Executive Committee of the actions required in respect of land and property transactions.

2. Recommendation(s)

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

- (1) that land and property identified in Appendix A be reallocated as detailed.
- (2) that the land detailed in Appendix B, which will be the subject of negotiated transactions, be declared surplus to Council requirements.

3. Background

- 3.1. Details of land and property, which is potentially suitable for redevelopment or disposal, are circulated to all Resources and Community Planning Partners to establish if they are suitable for alternative operational use.
- 3.2. Recommendations are made following the consideration of planning, title and other legal constraints. Any assets with competing interests are judged against Council priorities, including the need for capital receipts, prior to a recommendation being made.
- 3.3. Transactions out with the Property Bulletin process, where there is a requirement to reallocate or declare property surplus as part of minor/adjoining sales, or to facilitate a Council project, are not circulated through the Property Bulletin, however, the details are included in this report.
- 3.4. Transactions are only included in the report after successful consultation with the holding Resource(s) and Planning.

4. Property Transactions

- 4.1. Appendix A details three sites for which Housing Services have undertaken an initial development assessment. In relation to the former Early Learning Unit, Carlisle Road, Hamilton, and the surplus land at Priory Avenue, Lesmahagow, they have requested that these sites be transferred from the Education Account and the Corporate Land Bank respectively to the Housing Revenue Account (HRA) for inclusion in the New Council Housing Programme.

4.2 The Nisbet Centre, Raploch Street, Larkhall is closed and now surplus to the requirement of Social Work Resources. It is adjacent to the site of the former McWhirter residential home which has already been transferred to the Housing Revenue account and is the subject of a proposed development of Council Housing. Housing have carried out an initial assessment and have confirmed that this site would allow additional units and regularisation of the development site and it is suitable for transfer. The site is also detailed in Appendix A

5. Non Bulletin Disposals

5.1. Appendix B details negotiated transactions where the land requires to be declared surplus in order that Property Services can conclude negotiations for its disposal.

6. Employee Implications

6.1. There are no employee implications.

7. Financial Implications

7.1. Capital receipts for both General Services and Housing Revenue Accounts will be secured through the disposals identified in this report.

8 Climate Change, Sustainability and Environmental Implications

8.1 There are no climate change, sustainability or environmental implications as a result of this report.

9. Other Implications

9.1. There is a low risk that the capital receipts anticipated, as a result of declaring these properties surplus, may not be realised if, for reasons out with the Council's control, the purchasers choose not to proceed with the transactions. However, the procedures and consultations described in Sections 3 and 10 of this report have been implemented to minimise this risk.

10. Equality Impact Assessment and Consultation Arrangements

10.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function, or strategy and, therefore, no impact assessment is required.

10.2. Consultation was undertaken with all Resources through the Property Bulletin. In addition, Planning, Roads, Legal, and Housing Services were consulted through the Area Property Groups.

Stephen Gibson

Executive Director (Housing and Technical Resources)

15 December 2023

Link(s) to Council Values/Priorities/Outcomes

◆ Achieve efficient and effective use of resources.

List of Background Papers

◆ Plans of the land and property referred to in this report.

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:- Gerry McParland, Property Services Manager (Assets and Estates)

Ext: 5177 (Tel: 01698 455177) E-mail: gerry.mcparland@southlanarkshire.gov.uk

BULLETIN TRANSFERS

APPENDIX A

Area	Description	Previous Account	New Holding Account	Transfer	Value Band
4,797 sq m	Former Early Learning Unit, Carlisle Road, Hamilton	Education	Housing Revenue	Immediate	2
7,300 sq m	Priory Avenue Lesmahagow	Education	Housing Revenue	Immediate	3
1,065 sq m	Former Nisbet Centre, Raploch Street, Larkhall	Social Work	Housing Revenue	Immediate	4

APPENDIX B

NON BULLETIN DISPOSALS

Area	Description	Holding Account	Proposal	Value Band
280 sq m	Annabella Road, Netherburn	Housing	Access for residential development	4
70 sq m	15 Broomhill Gate, Larkhall	Community & Enterprise	Garden Ground	4
250 sq m	26 Westbarns Road, Strathaven	Education	Garden Ground/House Plot	4
188 sq m	1 Blacklands Road, East Kilbride	Community & Enterprise	Garden Ground	4

Value Bands

- 1 – over £1 million
- 2 – £500,000 to £999,999
- 3 – £100,000 to £499,999
- 4 – less than £100,000