

ESTATES COMMITTEE

Minutes of meeting held in Committee Room 2, Council Offices, Almada Street, Hamilton on 13 December 2005

Chair:

Councillor Jim Docherty (Depute)

Councillors Present:

Tony Carlin, Beith Forrest, Eileen Logan, Danny Meikle, Chris Thompson, Jim Wardhaugh

Councillors' Apologies:

David Baillie, Jim Daisley (Chair), Carol Hughes, Edward McAvoy, Billy McCaig, John McGuinness, Alex McInnes, William Ross

Attending:

Corporate Resources

J McDonald, Administration Officer

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 18 October 2005 were submitted for approval as a correct record.

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

3 Cambuslang Training and Enterprise Centre, 1 - 21 Main Street, Cambuslang

A report dated 28 November 2005 by the Executive Director (Enterprise Resources) was submitted on the lease of premises at 1 – 21 Main Street, Cambuslang to the Cambuslang Training and Enterprise Centre Limited to provide facilities, resources and services that contributed to the economic and social regeneration of the Cambuslang and Rutherglen areas. The proposed period of the lease was 20 years at a rent of £50,000 per annum, subject to review at 5 yearly intervals.

The Committee decided: that the Cambuslang Training and Enterprise Centre Limited be granted a 20 year lease of the premises at 1 – 21 Main Street, Cambuslang at a rent of £50,000 per annum, subject to the terms and conditions detailed in the report.

4 Sale of Land at Blairbeth Road, Rutherglen

A report dated 14 November 2005 by the Executive Director (Enterprise Resources) was submitted on the sale of 0.66 hectares of land at Blairbeth Road, Rutherglen 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 £150,000 in the original purchase price.

The Committee decided:

- (1) that a reduction in the purchase price of £150,000 for the 0.66 hectares of land at Blairbeth Road, Rutherglen be approved; 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 31 May 2005 (Paragraph 8)]

5 Sale of Surplus Site adjacent to Lonsdale Farm, Newlands Road, East Kilbride

A report dated 29 November 2005 by the Executive Director (Enterprise Resources) was submitted on the sale of 0.36 acres of land adjacent to Lonsdale Farm, Newlands Road, East Kilbride. Following the withdrawal of the offer submitted by C Little, it was now proposed that the site be sold to Scothouses Limited, who had submitted the highest offer in response to an invite to re-tender, in the sum of £301,500, subject to the terms and conditions detailed in the report.

The Committee decided:

- (1) that 0.36 acres of land adjacent to Lonsdale Farm, Newlands Road, East Kilbride be disposed of to Scothouses Limited, in the sum of £301,500, 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 23 August 2005 (Paragraph 11)]

6 Disposal of Development Site, Kirktonholme Crescent, East Kilbride

A report dated 28 November 2005 by the Executive Director (Enterprise Resources) was submitted on the sale of 4.068 acres of land at Kirktonholme Crescent, East Kilbride. The proposed sale of the site for construction of a 60 bed nursing home at Kirktonholme Crescent, East Kilbride had been terminated. It was proposed that:-

- ♦ the site extending to 4.068 acres at Kirktonholme Crescent, East Kilbride be offered for sale on the open market with a detailed planning brief
- ♦ an area extending to 0.562 acres at Kirktonholme Crescent, East Kilbride be retained by the Council for the expansion of the Park and Ride facility at East Kilbride Railway Station

The Committee decided:

- (1) that the Executive Director (Enterprise Resources) be authorised to offer the 4.086 acres of land at Kirktonholme Crescent, East Kilbride for sale on the open market with a detailed planning brief for the development of private sheltered housing, social rented (amenity) and low cost housing; and
- (2) that a further report on the expansion of the East Kilbride Station Park and Ride facility be submitted to a future meeting of the Enterprise Resources Committee.

[Reference: Minutes of 29 June 2004 (Paragraph 11)]

7 Transactions Processed Under Delegated Authority - 1 July to 30 September 2005

A report dated 17 November 2005 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 July to 30 September 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 July to 30 September 2005, 60 transactions had been undertaken as follows:-

- ♦ total value of lease transactions - £196,630
- ♦ total value of capital transactions - £381,204

The Committee decided: that the level of transactions processed by Estates and Regeneration Services under delegated authority for the period 1 July to 30 September 2005 be noted.

[Reference: Minutes of 23 August 2005 (Paragraph 9)]

8 Sale of Land at Station Road, Carluke

A report dated 23 November 2005 by the Executive Director (Enterprise Resources) was submitted on the sale of 1.95 acres of land at Station Road, Carluke to Scott Building Services. Following site investigations undertaken by the purchaser, adverse ground conditions had been discovered. As a result, the purchaser had requested a reduction of £190,000 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 the reduction of £190,000 in the purchase price for the 1.95 acres of land at Station Road, Carluke, 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 reduction of £190,000 in the purchase price for the 1.95 acres of land at Station Road, Carluke, subject to the terms and conditions detailed in the report, be noted.

[Reference: Minutes of 21 September 2005 (Paragraph 7)]

9 Sale of Site at High Whitehills Road, East Kilbride

A report dated 16 November 2005 by the Executive Director (Enterprise Resources) was submitted on the sale of 1.687 hectares of land at High Whitehills Road, East Kilbride to Persimmon Homes Limited in the sum of £1,950,000.

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 1.687 hectares of land at High Whitehills Road, East Kilbride to Persimmon Homes Limited, in the sum of £1,950,000, 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 sale of 1.687 hectares of land at High Whitehills Road, East Kilbride to Persimmon Homes Limited, in the sum of £1,950,000, subject to the terms and conditions detailed in the report, be noted.

10 Sale of Property at Ardoch Library and Registration Office, 6 Glasgow Road, Cambuslang

A report dated 29 November 2005 by the Executive Director (Enterprise Resources) was submitted on the sale of 0.54 acres of land at Ardoch Library and Registration Office, Glasgow Road, Cambuslang to Imagine Developments Limited, who had submitted the highest offer, in the sum of £612,000.

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 0.54 acres of land at Ardoch Library and Registration Office, Glasgow Road, Cambuslang to Imagine Developments Limited, who had submitted the highest offer, in the sum of £612,000, 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 sale of 0.54 acres of land at Ardoch Library and Registration Office, Glasgow Road, Cambuslang to Imagine Developments Limited, who had submitted the highest offer, in the sum of £612,000, subject to the terms and conditions detailed in the report, be noted.

11 Sale of Ground at Plot 2, Langlands Business Park, Hurlawcrook Road, East Kilbride

A report dated 29 November 2005 by the Executive Director (Enterprise Resources) was submitted on the sale of the industrial development site at Plot 2, Langlands Business Park, Hurlawcrook Road, East Kilbride to Sainsbury's Supermarkets Limited, in the sum of £660,000.

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 the industrial development site at Plot 2, Langlands Business Park, Hurlawcrook Road, East Kilbride to Sainsbury's Supermarkets Limited, in the sum of £660,000, 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 sale of the industrial development site at Plot 2, Langlands Business Park, Hurlawcrook Road, East Kilbride to Sainsbury's Supermarkets Limited, in the sum of £660,000, subject to the terms and conditions detailed in the report, be noted.

[Reference: Minutes of 31 May 2005 (Paragraph 10)]

12 Assignment of Ground Lease at the Retail Park on Palace Grounds, Hamilton

A report dated 7 November 2005 by the Executive Director (Enterprise Resources) was submitted on the assignment of the ground lease at the Retail Park on Palace Grounds, Hamilton from British Land Plc to a newly formed Jersey based Unit Trust.

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 assignment of the ground lease at the Retail Park on Palace Grounds, Hamilton from British Land Plc to a newly formed Jersey based Unit Trust, 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 assignment of the ground lease at the Retail Park on Palace Grounds, Hamilton from British Land Plc to a newly formed Jersey based Unit Trust, subject to the terms and conditions detailed in the report, be noted.

[Reference: Minutes of 31 May 2005 (Paragraph 14)]

13 Granting of Irritancy Protection Rights for Occupational Tenants at the New Cross Shopping Centre, Hamilton

A report dated 9 November 2005 by the Executive Director (Enterprise Resources) was submitted on the granting of irritancy protection rights for occupational tenants at the New Cross Shopping Centre, Hamilton.

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 granting of irritancy protection rights for occupational tenants at the New Cross Shopping Centre, 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 the granting of irritancy protection rights for occupational tenants at the New Cross Shopping Centre, Hamilton, subject to the terms and conditions detailed in the report, be noted.

14 Urgent Business

There were no items of urgent business