

Report

Report to:	Estates Committee
Date of Meeting:	7 March 2006
Report by:	Executive Director (Enterprise Resources)

Subject:	Cathkin Regeneration - Disposal of Land at Tobermory Road/Trossachs Road, Cathkin to Rutherglen and Cambuslang Housing Association Limited
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ seek approval to transfer ownership of the site, outlined on the attached plan, to Rutherglen and Cambuslang Housing Association Limited, for the provision of new housing for rent as part of the housing regeneration proposals for the Cathkin neighbourhood management area and instruct the Head of Legal Services to conclude conditional missives.

2 Recommendation(s)

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

- (1) that ownership of the site, outlined on the attached plan, be transferred to Rutherglen and Cambuslang Housing Association Limited, for the sum of £920,000 to be developed by Persimmon Partnerships (Scotland) Limited, the Council's appointed development partner, for the provision of new housing for rent.
- (2) that the Executive Director in conjunction with the Head of Legal Services, be authorised to conclude all other matters pertaining to the disposal of land and to enter in to the necessary legal agreements and complete the conveyancing of the identified site to Rutherglen and Cambuslang Housing Association Limited.

3 Background

3.1 Housing and Technical Resources, in accordance with the Council's Local Housing Strategy, set out a range of proposals for housing and community regeneration across five priority Neighbourhood Management areas, one of which is Cathkin. The strategy was developed in partnership with key housing organisations and in consultation with local groups and residents. An exercise to identify specific issues in the Cathkin neighbourhood resulted in proposals aimed at addressing the shortfall in affordable housing and providing new homes for rent. Rutherglen and Cambuslang Housing Association is the Registered Social Landlord who will provide and manage the housing for rent.

3.2 In June 2004, a Development Brief was issued to five developers inviting detailed proposals for redeveloping an area extending to 7.5 hectares or thereby in Cathkin.

The Brief required that developers provide 63 new homes for rent to meet local housing needs and develop the remainder of the site as housing for private sale.

- 3.3 Housing and Technical Resources at their meeting on 9 February 2005 approved the appointment of Persimmon Partnerships (Scotland) Limited as the preferred bidder.

4 Employee Implications

- 4.1 There are no personnel implications in connection with this transaction

5 Financial Implications

- 5.1 The Council will transfer the site to Rutherglen and Cambuslang Housing Association Limited for the sum of £920,000 as valued by the District Valuer, on the assumption that the Planning Consent will be granted for 63 units. The capital receipt will benefit the Housing Revenue Account.
- 5.2 The site will be sold as existing however the sale may be subject to a deduction for any abnormal costs which may be incurred as a result of site investigations.
- 5.3 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 Extensive community consultation has been undertaken by South Lanarkshire Council and the development partners on the housing, community and environmental proposals for the area. Consultation on detailed design proposals for the housing development has been carried out through the Council's statutory planning procedures

Iain Urquhart
Executive Director (Enterprise Resources)

20 February 2006

Link(s) to Council Objectives

- Local Housing Strategy
- Creating Successful Communities
- Living in the Community
- Supporting our Communities
- Managing South Lanarkshire's Wealth of Resources

Previous References

- Housing and Technical Resources Committee - 9 February 2005

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, Estates and Support Services

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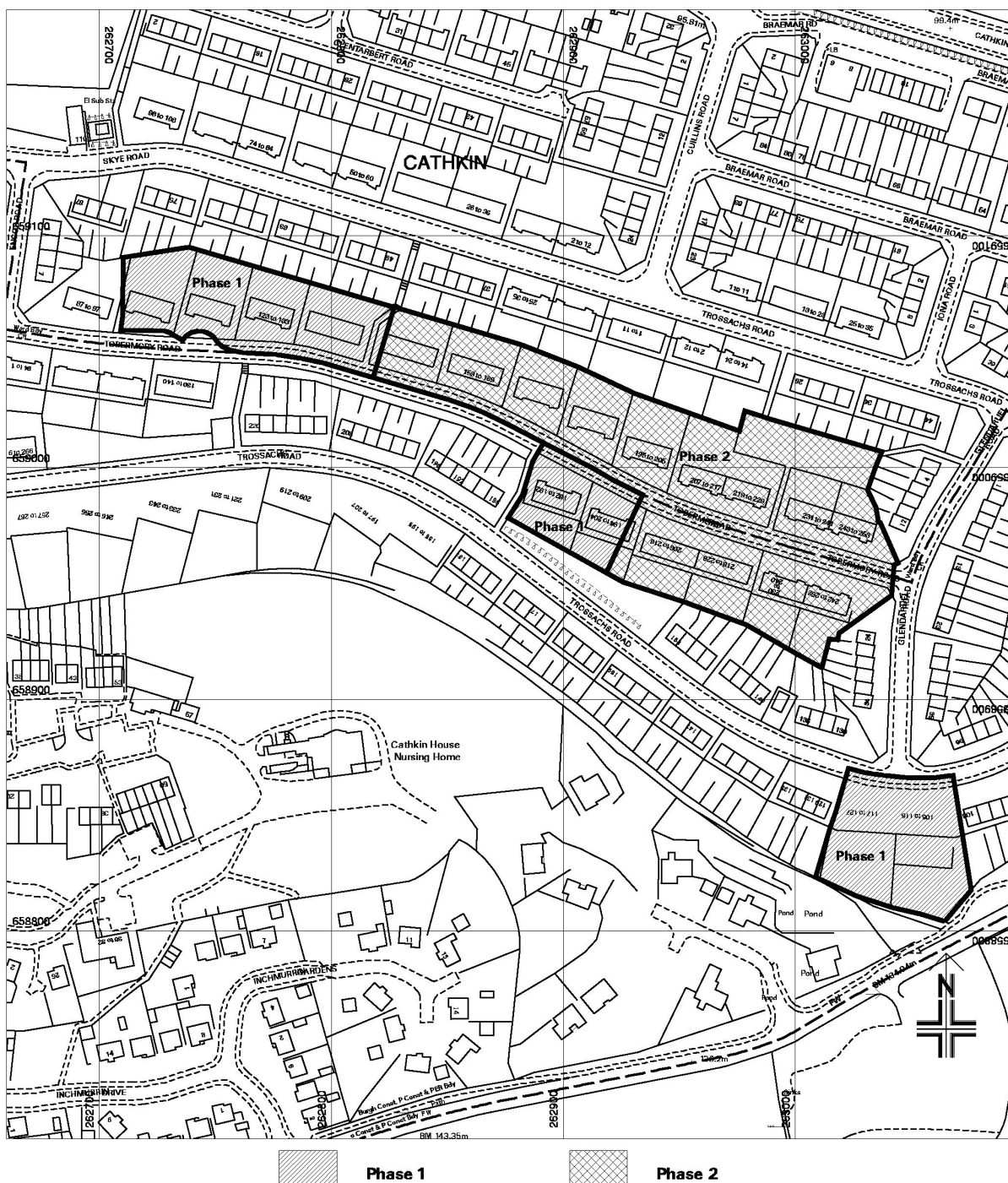
E-mail: rachel.clayton@southlanarkshire.gov.uk

LOCATION PLAN - For Committee Purposes Only

Ground at Tobermory Road
Rutherglen



ESTATES SERVICES



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