

HOUSING AND TECHNICAL RESOURCES COMMITTEE

Minutes of special meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 21 November 2018

Chair:

Councillor Josh Wilson

Councillors Present:

Councillor Alex Allison (*substitute for Councillor Richard Nelson*), Councillor Robert Brown, Councillor Archie Buchanan, Councillor Janine Calikes, Councillor Stephanie Callaghan (Depute), Councillor Graeme Campbell, Councillor Maureen Chalmers, Councillor Mary Donnelly, Councillor Allan Falconer, Councillor Alistair Fulton, Councillor Geri Gray, Councillor Eric Holford, Councillor Eileen Logan, Councillor Catherine McClymont (*substitute for Councillor Maureen Devlin*), Councillor Colin McGavigan, Councillor Carol Nugent, Councillor Mo Razzaq, Councillor John Ross (ex officio), Councillor David Shearer, Councillor Collette Stevenson

Councillors' Apologies:

Councillor Jackie Burns, Councillor Andy Carmichael, Councillor Gerry Convery, Councillor Poppy Corbett, Councillor Maureen Devlin, Councillor Martin Lennon, Councillor Richard Nelson

Attending:

Finance and Corporate Resources

G Bow, Administration Manager; J Burke, Administration Assistant; M M Cairns, Legal Services Manager

Housing and Technical Resources

D Lowe, Executive Director; J Forbes, Property Manager (Assets and Estates Services); F McCafferty, Head of Property Services

1 Declaration of Interests

No interests were declared.

2 Former Rowans Hall, Birch Place, Blantyre – Asset Transfer to Blantyre Soccer Academy SCIO

A report dated 13 November 2018 by the Executive Director (Housing and Technical Resources) was submitted on the community asset transfer of the former Rowans Hall and surrounding land at Birch Place, Blantyre to Blantyre Soccer Academy SCIO.

At its meeting on 31 October 2018, the Committee agreed that consideration of the community asset transfer of the former Rowans Hall and surrounding land at Birch Place, Blantyre to Blantyre Soccer Academy SCIO be continued to a future meeting of this Committee to allow further details in relation to the asset transfer process to be provided to Committee members.

An awareness session for all members of the Committee had taken place on 14 November 2018 on Section 5 of the Community Empowerment (Scotland) Act 2015 and the associated regulations and guidance.

The process undertaken by the Community Asset Transfer Panel was detailed in the report.

Taking account of the preference for the asset to remain in community use, while recognising Blantyre Soccer Academy as a community based charity with access to potential funding organisations, it was recommended that a title condition be included within the sale which would restrict the property to community use and this would be recorded in the title. In the medium to longer term, this condition could be challenged through the Lands Tribunal, however, it would mitigate against the risk that the property was used for purposes other than the delivery of the community benefits set out in the Asset Transfer Request.

The revised principal terms and conditions of the lease were detailed in the report.

The market value of the property was between £15,000 and £20,000, however, there was no vehicular access to the premises and there had been no market interest. It was likely, in the absence of the current asset transfer request, that the property would remain vacant for some time, at a cost of £4,000 per annum, or, alternatively, the Council would incur a demolition charge of between £10,000 and £15,000. Sale at a nominal price of £1, therefore, reflected Best Value to the Council, as over and above the community benefits, it removed future capital and revenue liabilities.

The Committee decided:

- (1) that the former Rowans Hall and surrounding land at Birch Place, Blantyre be sold to Blantyre Soccer Academy SCIO at a price of £1 and subject to the revised terms and principal conditions outlined in Section 5 of the report; and
- (2) that the Executive Director (Housing and Technical Resources), in consultation with the Head of Administration and Legal Services, be authorised to conclude all matters in relation to the sale and enter into the necessary legal agreements on terms which were in the best interests of the Council.

[Reference: Minutes of 31 October 2018 (Paragraph 10)]

3 Urgent Business

There were no items of urgent business.