

Report

Report to:	Executive Committee
Date of Meeting:	29 January 2020
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 Executive Committee is asked to approve the following recommendation(s):-

- (1) that the land as detailed in Appendix A, be transferred between Resources
- (2) that the land detailed in Appendix B 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 for the transfer of assets between Council Resources, detailed on Appendix A, are made following the consideration of planning, title and other legal constraints and Council priorities.
- 3.3. Transactions where there is a requirement to declare property surplus to enable negotiations for minor or adjoining sales to progress are detailed on Appendix B.
- 3.4. Such transactions are only included in the report after successful consultation with the Holding Resource(s) and Planning Services.

4. Transfers

4.1. Land at Stewart Street, Hamilton

This area of land is adjacent to Glenlee Primary School land and is required by Education Resources to enable extension of the nursery outside play area.

5. Property Transactions

- 5.1. Appendix B details 3 proposed negotiated transactions where the land requires to be declared surplus in order that Property Services can take forward negotiations for their disposal. All 3 relate to proposed garden ground.

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. No climate change, sustainability or environmental impacts have been identified.

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 outwith 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.
- 9.2. There are no significant issues in terms of sustainability arising from this report.

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.

Daniel Lowe

Executive Director (Housing and Technical Resources)

29 January 2020

Link(s) to Council Values/Ambitions/Objectives

- ◆ Achieve results through leadership, good governance and organisational effectiveness

Previous References

- ◆ Executive Committee – 28 August 2019
- ◆ Executive Committee – 25 September 2019
- ◆ Executive Committee – 4 December 2019

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:-

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APPENDIX A

TRANSFERS

Area	Description	Previous Account	New Holding Account	Transfer	Value Band
356sqm	Land at Stewart Street, Hamilton	Planning	Education	Immediate	4

APPENDIX B

DECLARE SURPLUS

Area	Description	Holding Account	Proposal	Value Band
118sqm	Land adjacent to 20 Cairnsmore Drive, Stonehouse	Housing	Formation of additional garden ground	4
81sqm	Land adjacent to 37 Millheugh Place, Blantyre	Housing	Formation of additional garden ground	4
8sqm	Land adjacent to 8 Woodlea, Blackwood	Community	Formation of additional 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