

Report

Report to:	Executive Committee
Date of Meeting:	16 August 2023
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 and property as detailed in Appendix A be transferred between Resources; and
- (2) that the land detailed in Appendix B be declared surplus to Council requirements.

3. Background

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

4. Property Transactions

- 4.1. The former Ballgreen Hall, Strathaven, was included in Property Bulletin 18/01 and transferred to the Corporate Land Bank for disposal at the Executive Committee on 25 September 2019. The property was then subject to a Community Asset Transfer application which was subsequently withdrawn by the community group. Following this, Housing Services expressed an interest in the land for inclusion in the New Build Programme. Following an appraisal of the site, Housing have now requested that it be transferred from General Services to the Housing Revenue Account (HRA) for this purpose. The details of the proposed transfer are contained in Appendix A.

4.2. The schedule shown within Appendix B identifies a proposed transaction where the holding Resource and Planning have agreed to the release of a minor area of land for disposal. The Committee is asked to approve the recommendation that this area of land is declared surplus to the Council requirements in order that the Estates Section can conclude negotiations for its disposal.

5. Employee Implications

5.1. There are no employee implications.

6. Financial Implications

6.1. In terms of Scottish Government Guidance, a disposal of land from the Housing Revenue Account must be done at the best consideration that the site could reasonably be expected to achieve.

6.2. The minor disposals will generate a capital receipt for the General Services account.

7. Climate Change, Sustainability and Environmental Implications

7.1. There are no issues in relation to climate change, sustainability and the environment contained within this report.

8. Other Implications

8.1. There is a low risk that the capital receipts anticipated, as a result of declaring 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 9 of this report have been implemented to minimise this risk.

9. Equality Impact Assessment and Consultation Arrangements

9.1. 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.

9.2. Consultation was undertaken with Planning, Roads, Legal, and Housing Services.

Stephen Gibson

Executive Director (Housing and Technical Resources)

20 July 2023

Link(s) to Council Values/Priorities/Outcomes

◆ Achieve results through leadership, good governance and organisational effectiveness

Previous References

◆ Executive Committee 25 September 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:-

Joanne Forbes, Head of Property Services

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E-mail: joanne.forbes@southlanarkshire.gov.uk

APPENDIX A

TRANSFERS

Area	Description	Previous Account	New Holding Account	Transfer	Value Band
1,755 sq m	Former Ballgreen Hall, Glasgow Road, Strathaven	General Services	Housing Revenue Account	2023-24	3

Value Bands

1 – over £1 million

2 – £500,000 to £999,999

3 – £100,000 to £499,999

4 – less than £100,000

APPENDIX B

DECLARE SURPLUS

Area	Description	Holding Account	Proposal	Value Banding
42 sq m	42 Pine Court, 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

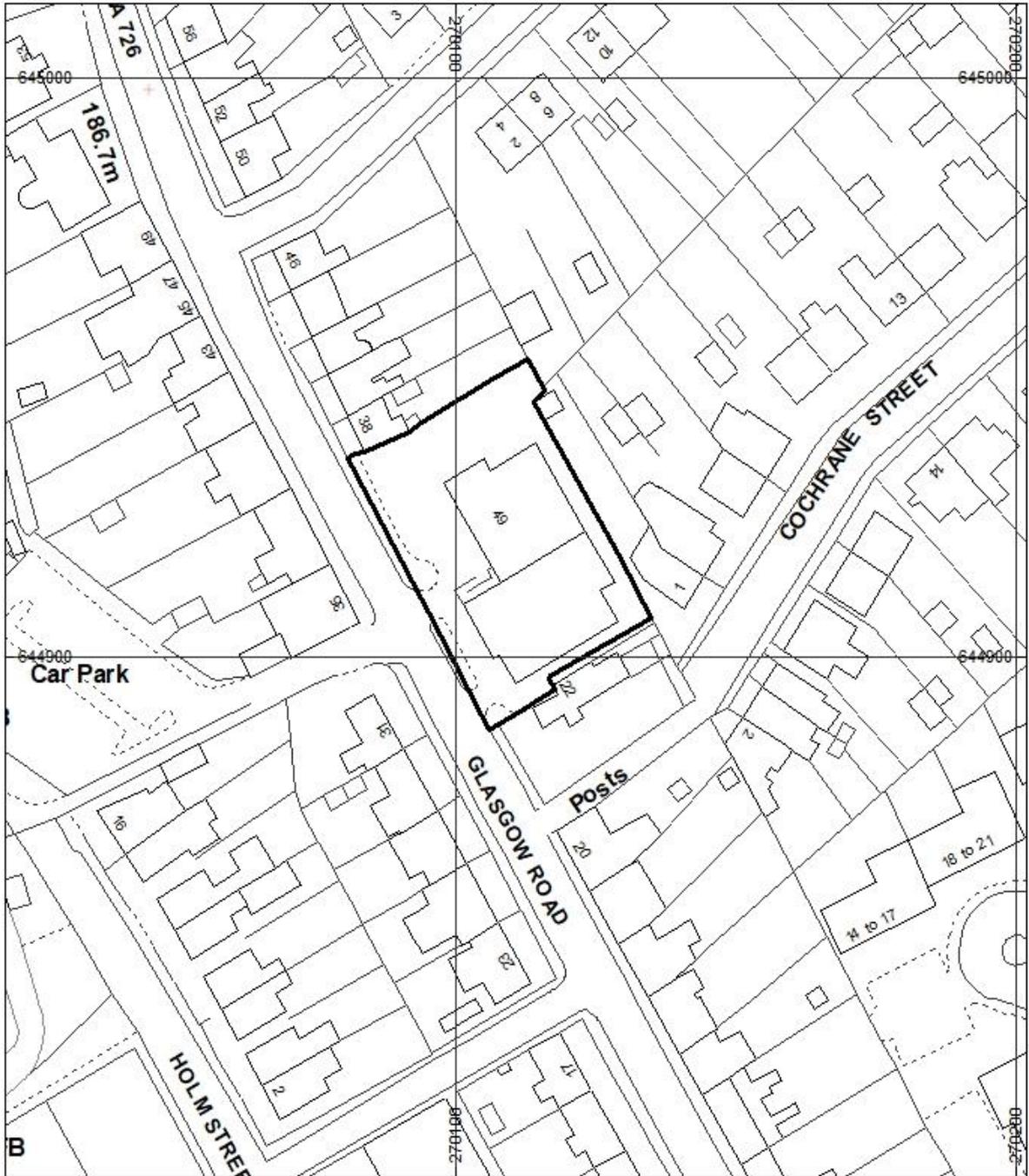
4 – less than £100,000

LOCATION PLAN - For Committee Purposes Only

Former Ballgreen Hall and Library
Glasgow Road, Strathaven



HOUSING AND TECHNICAL

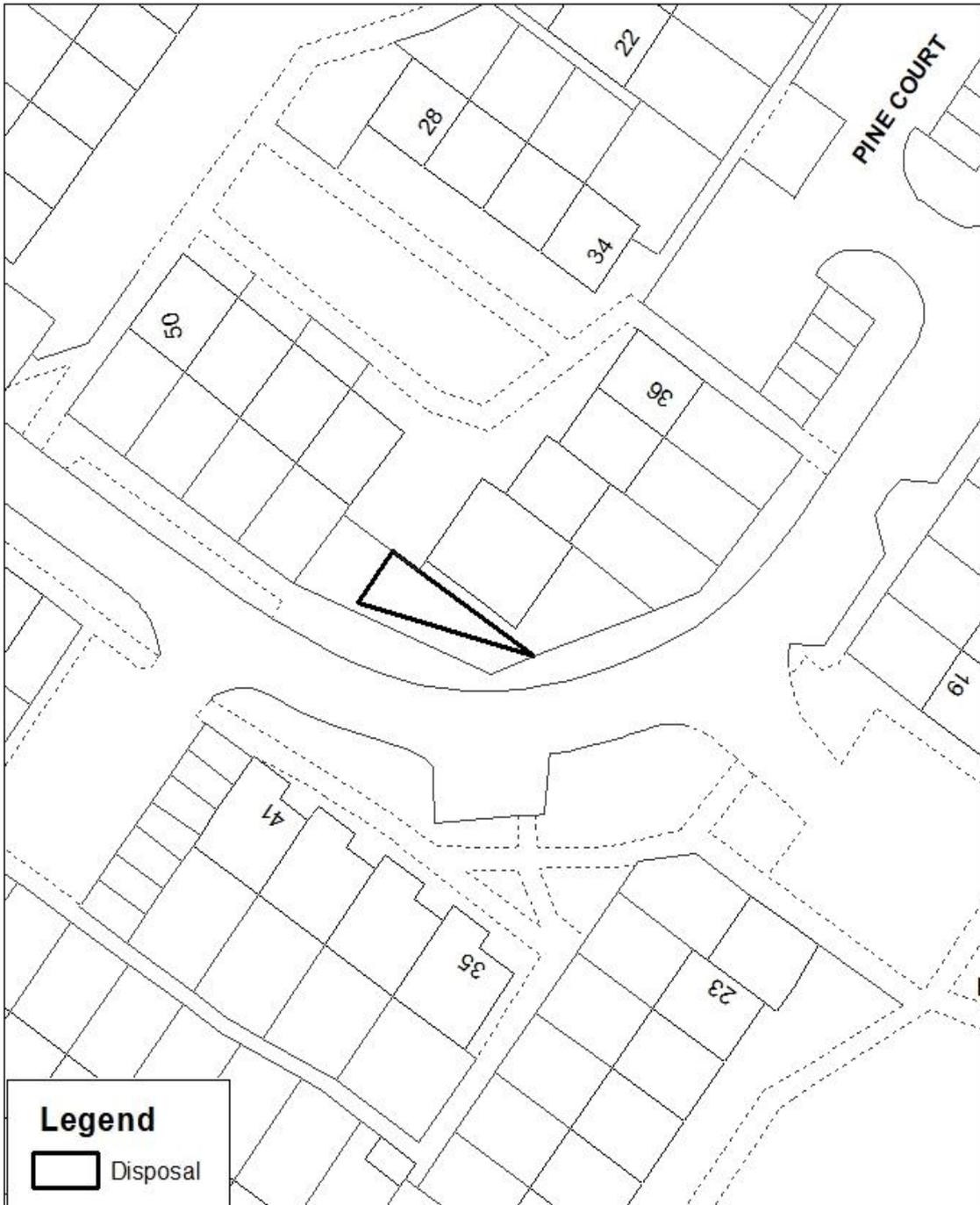


LOCATION PLAN - For Committee Purposes Only

Pine Court
East Kilbride



HOUSING AND TECHNICAL



Ordnance Survey



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Ordnance Survey 100020730.

Area outlined in Black 43 sqm or there by

DATE: 26/07/2023