

# ESTATES COMMITTEE

Minutes of meeting held in Committee Room 2, Council Offices, Almada Street, Hamilton on 19 September 2006

**Chair:**

Councillor Jim Docherty (Depute)

**Councillors Present:**

David Baillie, Tony Carlin, Jim Docherty, Beith Forrest, Eileen Logan, John McGuinness, Danny Meikle, William Ross, Jim Wardhaugh

**Councillors' Apologies:**

Jim Daisley (Chair), Carol Hughes, Edward McAvoy, Billy McCaig, Alex McInnes, Chris Thompson

**Attending:**

**Corporate Resources**

M Armstrong and C Lyon, Administration Officers

**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 27 June 2006 were submitted for approval as a correct record.

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

---

## 3 Lease of Part of Block A, Brandon Gate, Hamilton

A joint report dated 15 August 2006 by the Executive Directors (Enterprise Resources) and (Corporate Resources) was submitted on the grant of a concessionary lease of part of the ground floor at Brandon Gate, Block A, Hamilton to The Educational Institute of Scotland – South Lanarkshire Local Association for administrative purposes. The proposed period of the lease was 3 years at a rent of £6,700 per annum, subject to the terms and conditions detailed in the report.

**The Committee decided:** that The Educational Institute of Scotland – South Lanarkshire Local Association be granted a 3 year lease of part of the ground floor at Brandon Gate, Block A, Hamilton at a rent of £6,700 per annum, subject to the terms and conditions detailed in the report.

---

#### **4 Lease of Fishing Rights to Mid Clyde Angling Association**

---

A report dated 21 July 2006 by the Executive Director (Enterprise Resources) was submitted on the lease of fishing rights to the Mid Clyde Angling Association for the right to fish non-migratory fish by rod and line on 9 water stretches of the River Clyde between Farme Cross, Rutherglen and Bothwell Bridge, Hamilton. The proposed period of the lease was 10 years at a rent of £1 per annum, subject to the terms and conditions detailed in the report.

**The Committee decided:** that the Mid Clyde Angling Association be granted a 10 year lease of fishing rights on 9 water stretches of the River Clyde between Farme Cross, Rutherglen and Bothwell Bridge, Hamilton at a rent of £1 per annum, subject to the terms and conditions detailed in the report.

---

#### **5 Extension of Area of Ground Leased on a Concessionary Basis at St Vincent's Primary School, Crosshouse Road, East Kilbride to Greenhills Out of School Care Company Limited**

---

A joint report dated 25 August 2006 by the Executive Directors (Enterprise Resources) and (Education Resources) was submitted on the extension of the area of ground currently leased on a concessionary basis to the Greenhills Out of School Care Company Limited at St Vincent's Primary School, Crosshouse Road, East Kilbride to provide additional external play areas and improve parking provision. The current ground lease would be varied by a Minute of Variation, subject to the terms and conditions detailed in the report.

**The Committee decided:** that the Greenhills Out of School Care Company Limited be granted an extension to the area of ground currently leased on a concessionary basis at St Vincent's Primary School, Crosshouse Road, East Kilbride, subject to the terms and conditions detailed in the report.

*[Reference: Minutes of Education Resources Committee of 29 May 2001 (Paragraph 4)]*

---

#### **6 Concessionary Sub Lease of First Floor Office Accommodation at Clydevue Shopping Centre, 169 Glasgow Road, Blantyre**

---

A joint report dated 25 August 2006 by the Executive Directors (Enterprise Resources) and (Education Resources) was submitted on the grant of a concessionary sub lease of first floor office accommodation at Clydevue Shopping Centre, 169 Glasgow Road, Blantyre to Community Links (Blantyre/North Hamilton) for use in connection with their charity work. The proposed period of the lease was on an annual basis at a rent of £1 per annum, subject to the terms and conditions detailed in the report.

**The Committee decided:** that Community Links (Blantyre/North Hamilton) be granted a concessionary sub lease of first floor office accommodation at Clydevue Shopping Centre, 169 Glasgow Road, Blantyre at a rent of £1 per annum, subject to the terms and conditions detailed in the report.

*[Reference: Minutes of 31 May 2005 (Paragraph 3)]*

*Councillor Carlin entered the meeting during this item of business*

---

## **7 Concessionary Lease of Huttred Accommodation at 15 Victoria Street, Rutherglen**

A joint report dated 24 August 2006 by the Executive Directors (Enterprise Resources) and (Education Resources) was submitted on the grant of a concessionary monthly lease of huttred accommodation at 15 Victoria Street, Rutherglen to Rutherglen Community Centre for a meeting place, cafeteria, recreation place and resource centre. The proposed period of the lease was on a monthly basis commencing on 1 October 2006 at a rent of £1 per month, subject to the terms and conditions detailed in the report.

**The Committee decided:** that Rutherglen Community Centre be granted a concessionary monthly lease of huttred accommodation at 15 Victoria Street, Rutherglen at a rent of £1 per month, subject to the terms and conditions detailed in the report.

---

## **8 Delegated Powers Report - Update**

A report dated 15 August 2006 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 April to 30 June 2006.

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 April to 30 June 2006, 46 transactions had been undertaken as follows:-

- ◆ total value of lease transactions - £223,609
- ◆ total value of capital transactions - £193,750

**The Committee decided:** that the level of transactions processed by Estates and Regeneration Services under delegated authority for the period 1 April to 30 June 2006 be noted.

*[Reference: Minutes of 27 June 2006 (Paragraph 8)]*

---

## **9 Hareleeshill Sports Barn, Larkhall**

A report dated 18 August 2006 by the Executive Director (Enterprise Resources) was submitted on the variation of the existing lease between the Council and South Lanarkshire Leisure Limited in relation to Hareleeshill Sports Barn, Larkhall. Funding had been secured from the Scottish Community Foundation for the development of new accommodation and pitch improvements at the Sports Barn.

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 variation to the existing lease between the Council and South Lanarkshire Leisure Limited in respect of the development of new accommodation and pitch improvements at Hareleeshill Sports Barn, Larkhall, 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 variation to the existing lease between the Council and South Lanarkshire Leisure Limited in respect of Hareleeshill Sports Barn, Larkhall, subject to the terms and conditions detailed in the report, be noted.

---

**10 Lease of 51 Bellshill Road, Uddingston**

---

A report dated 5 September 2006 by the Executive Director (Enterprise Resources) was submitted on the lease of the former Job Centre Plus at 51 Bellshill Road, Uddingston from Land Securities Trillium for the relocation of Uddingston Library. The proposed period of the lease was 19 years 364 days at a rent at £40,000 to £42,000 per annum, subject to the terms and conditions detailed in the report.

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 lease of the former Job Centre Plus at 51 Bellshill Road, Uddingston from Land Securities Trillium, at a cost of £40,000 to £42,000 per annum, 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 lease of the former Job Centre Plus at 51 Bellshill Road, Uddingston from Land Securities Trillium for the relocation of the Uddingston Library, at a cost of £40,000 to £42,000 per annum, subject to the terms and conditions detailed in the report, be noted.

---

**11 Licence Agreement for Sewer Connection under Council Ground at Parkburn Industrial Estate, Hamilton**

---

A report dated 28 August 2006 by the Executive Director (Enterprise Resources) was submitted on the grant of a licence to John Young (Bellshill) Limited to excavate and lay a surface water sewer connection under ground at Parkburn Industrial Estate, Hamilton. The period of the licence was 12 months at a cost of £22,500.

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 a licence to John Young (Bellshill) Limited to excavate and lay a surface water sewer connection at a cost of £22,500, 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 a licence to John Young (Bellshill) Limited to excavate and lay a surface water sewer connection underground at Parkburn Industrial Estate, Hamilton at a cost of £22,500, subject to the terms and conditions detailed in the report, be noted.

---

## 12 Bent Road, Hamilton

---

A report dated 17 August 2006 by the Executive Director (Enterprise Resources) was submitted on action taken, in terms of Standing Order No 36(c) because of the timescales involved, by the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, to approve:-

- ◆ the sale of 1.3 acres of land at Bent Road, Hamilton to Tulloch Homes Group Limited, who had submitted the highest offer, in the sum of £1,942,000, subject to the terms and conditions detailed in the report
- ◆ the renunciation of the existing ground lease at Bent Road, Hamilton and the granting of a new lease to Hamilton Rugby Club, subject to the terms and conditions detailed in the report

**The Committee decided:**

that the following 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, be noted:-

- ◆ approval of the sale of 1.3 acres of land at Bent Road, Hamilton to Tulloch Homes Group Limited, who had submitted the highest offer, in the sum of £1,942,000, subject to the terms and conditions detailed in the report
- ◆ approval of the renunciation of the existing ground lease at Bent Road, Hamilton and the granting of a new lease to Hamilton Rugby Club, subject to the terms and conditions detailed in the report

---

## 13 Sale of Site at High Whitehills Road, East Kilbride

---

A report dated 21 August 2006 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. Following site investigations undertaken by the purchaser, adverse ground conditions had been discovered. As a result, the purchaser had requested a reduction of £275,000 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 a reduction of £275,000 in the purchase price for the site at High Whitehills Road, East Kilbride, 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 a reduction of £275,000 in the purchase price for the site at High Whitehills Road, East Kilbride, subject to the terms and conditions detailed in the report, be noted.

*[Reference: Minutes of 13 December 2005 (Paragraph 9)]*

---

#### **14 Kirktonholme Crescent, East Kilbride**

---

A report dated 17 August 2006 by the Executive Director (Enterprise Resources) was submitted on the sale of 1.6 hectares of land at Kirktonholme Crescent, East Kilbride to Bett Limited, who had submitted the highest offer, in the sum of £4,072,519.

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 1.6 hectares of land at Kirktonholme Crescent, East Kilbride to Bett Limited, who had submitted the highest offer, in the sum of £4,072,519, 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 1.6 hectares of land at Kirktonholme Crescent, East Kilbride to Bett Limited, who had submitted the highest offer, in the sum of £4,072,519, subject to the terms and conditions detailed in the report, be noted.

---

#### **15 Newlandsmuir Farm, Palmerston, East Kilbride**

---

A report dated 10 July 2006 by the Executive Director (Enterprise Resources) was submitted on the sale of 0.827 hectares of land at Newlandsmuir Farm, Palmerston, East Kilbride to Imagine Developments Limited, who had submitted the highest offer, in the sum of £1,526,000.

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 0.827 hectares of land at Newlandsmuir Farm, Palmerston, East Kilbride to Imagine Developments Limited, who had submitted the highest offer, in the sum of £1,526,000, 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 0.827 hectares of land at Newlandsmuir Farm, Palmerston, East Kilbride to Imagine Developments Limited, who had submitted the highest offer, in the sum of £1,526,000, subject to the terms and conditions detailed in the report, be noted.

---

#### **16 Sale of Ground at Eaglesham Road, Jackton**

---

A report dated 5 July 2006 by the Executive Director (Enterprise Resources) was submitted on the sale of 1.5 hectares of land at Eaglesham Road, Jackton to BMJ Properties Limited. In terms of the clawback agreement, it was proposed that the site at Eaglesham Road, Jackton be sold to BMJ Properties Limited, in the revised sum of £937,150, subject to the terms and conditions detailed in the report.

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 ex officio member, had approved the sale of 1.5 hectares of land at Eaglesham Road, Jackton to BMJ Properties Limited at a revised purchase price of £937,150, 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 1.5 hectares of land at Eaglesham Road, Jackton to BMJ Properties Limited at a revised purchase price of £937,150, subject to the terms and conditions detailed in the report, be noted.

*[Reference: Minutes of 21 September 2004 (Paragraph 6)]*

---

**17 Urgent Business**

---

There were no items of urgent business.