

Report

Report to:	Housing and Technical Resources Committee
Date of Meeting:	5 June 2019
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Delegated Authority Report – Update
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise on transactions processed by delegated authority by Property Services during the final quarter of 2018/2019 and to provide a year-end summary

2. Recommendation(s)

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

- (1) that the transactions processed by delegated authority by Property Services during the final quarter of 2018/2019, together with the year-end summary of all such transactions, be noted.

3. Background

3.1. The Executive Director (Housing and Technical Resources) has delegated authority to deal with various transactions including:-

- ◆ leases of a value up to £50,000 per annum and a maximum period of 20 years
- ◆ rent reviews up to an increase of £20,000 per annum
- ◆ disposals up to a value of £200,000
- ◆ acquisitions up to a value of £100,000

3.2. Delegated authority reports are prepared by Case Officers and submitted to the Head of Property Services for approval, once provisional agreement has been reached with the third party. A weekly list of approved reports is published on the Council's intranet under "Estates Property Transactions".

3.3. The delegated reports provide authority for Officers to progress transactions and, where appropriate, to instruct Legal Services. The receipt of any monies arising from the transactions occurs at a date in the future, once missives have been concluded and any suspensive conditions met. It should be noted that some transactions may never settle.

4. Summary Quarter 4 2018/2019

4.1 The summary of transactions progressed under delegated authority during the final quarter of 2018/2019 is shown in Appendix 1, column 1, however, can be summarised as follows:-

Total number of transactions	70
Total value of lease transactions	£87,974 per annum
Total value of capital transactions	£1,968,033

5. Annual Summary 2018/2019

- 5.1. The summary of all transactions progressed under delegated authority during the financial year 2018/2019 is shown on Appendix 1, column 2, and can be summarised as follows:-

Total number of transactions	246
Total value of lease transactions	£751,958 per annum
Total value of capital transactions	£5,531,407

- 5.2. The overall profile of the volume and value of transactions during 2018/2019 compares with previous years and the trend of increased volume of acquisitions continues. Acquisitions have increased due to the requirements for City Deal Projects, East Whitlawburn regeneration project and “off market” purchase of former right to buy properties in line with the Councils Strategic Housing Investment Plan and budgeted within the Housing Revenue Account Capital Programme. There is a fairly consistent number of disposal transactions.

6. Employee Implications

- 6.1. There are no employee implications.

7. Financial Implications

- 7.1. The rental income to the Council is increased as a result of the new lettings and rent reviews.
- 7.2. Disposals generate additional capital monies for the Council’s Capital Programme.
- 7.3. Acquisitions are carried out in accordance with project plans and approved capital budgets, to enable investment programmes to proceed.

8. Other Implications

- 8.1. There is a low risk that the rental and capital receipts identified within these delegated authority reports are not achieved if, for reasons out with the Council’s control, the tenant/purchaser chooses not to proceed with the transactions. However, Property Services has in place procedures and consultations intended to minimise this risk.
- 8.2. There are no implications for sustainability or risk in terms of the information contained within this report.

9. Equality Impact Assessment and Consultation Arrangements

- 9.1. Consultation takes place with the owning Resource, Planning, Roads and Legal Services on a transaction by transaction basis as and when required.
- 9.2. 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.

Daniel Lowe
Executive Director (Housing and Technical Resources)

3 April 2019

Link(s) to Council Values/Ambitions/Objectives

- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ Housing and Technical Resources Committee, 20 March 2019
- ◆ Housing and Technical Resources Committee, 31 October 2018

List of Background Papers

- ◆ Plans and drawings of the property involved in these transactions can be obtained from the Asset and Estates Team, Property Services
- ◆ Weekly List of Delegated Authority Transactions can be obtained on the Council's intranet

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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Delegated Authority Transactions

Transaction Type	Quarter 4 2018/19		Annual Summary	
	No	Value	No	Value
Lease Renewal	-	-	11	£97,758
New Lease	16	£68,374	66	£550,850
Assignment	2	-	13	£15,550
Rent Review	2	£19,600	12	£87,800
Total Revenue	20	£87,974	102	£751,958
Disposal	10	£170,300	29	£1,131,963
Compensation	-	-	4	£71,936
Waiver/Servitude	2	£38	15	£463
Acquisition	26	£1,797,695	67	£4,327,045
Total Capital	38	£1,968,033	115	£5,531,407
Miscellaneous	12	£272	29	£496,985