

Report

Report to:	Executive Committee
Date of Meeting:	25 September 2019
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 Committee of the actions required in respect of land and property transactions

2. Recommendation(s)

2.1. The 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 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.

4. Transfers

4.1. Former Greenhills Sports Centre, Stroud Road, East Kilbride

This facility was closed on 31 May 2019. The property was included in Property Bulletin 19-01 and no other alternative operational use was established. It is recommended that this is transferred to the Corporate Land Bank for disposal.

4.2. Former Ballgreen Hall and Library, Glasgow Road, Strathaven

This facility was closed on 28 May 2018. The site was included in Property Bulletin 18-01 and no other alternative operational use was established. It is recommended that this is transferred to the Corporate Land Bank for disposal.

4.3. Open Space, Woodfoot Road, Hamilton

This site was identified as having potential for operational use. The site was included in Property Bulletin 14-04, however no other alternative operational uses have been established. It is recommended that this is transferred to the Corporate Land Bank for disposal.

4.4. Open Space, Fernslea Avenue, Blantyre

This site was identified as having potential for operational use. The site was included in Property Bulletin 19-01 and no other alternative operational use was established. It is recommended that this is transferred to the Corporate Land Bank for disposal.

5. Property Transactions

5.1. Appendix B details negotiated transactions where the land requires to be declared surplus in order that Property Services can take forward negotiations for their disposal.

5.2. The Committee is asked to approve the recommendation that the area of land at the rear of properties at Brackenhill Drive, Hamilton declared surplus to the Council requirements in order that Property Services can take forward its disposal.

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. Other Implications

8.1. 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 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.

8.2. There are no significant issues in terms of sustainability arising from this report.

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 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)

28 August 2019

Link(s) to Council Values/Ambitions/Objectives

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

Previous References

- ◆ Executive Committee – 13 March 2019
- ◆ Executive Committee – 26 June 2019
- ◆ Executive Committee – 28 August 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
3,683sqm	Former Greenhills Sports Centre, Stroud Road, East Kilbride	Community	Corporate Land Bank	Immediate	3
1,755sqm	Former Ballgreen Hall and Library, Glasgow Road, Strathaven	Community	Corporate Land Bank	Immediate	3
2,570sqm	Open Space, Woodfoot Road, Hamilton	Community	Corporate Land Bank	Immediate	3
710sqm	Open Space, Fernslea Avenue, Blantyre	Housing	Corporate Land Bank	Immediate	4

APPENDIX B

DECLARE SURPLUS

Area	Description	Holding Account	Proposal	Value Band
2,212sqm	Landlocked area at Brackenhill Drive, Hamilton	Community	Corporate Land Bank	3

Value Bands

1 – over £1 million

2 – £500,000 to £999,999

3 – £100,000 to £499,999

4 – less than £100,000