

Report

Report to:	Housing and Technical Resources Committee
Date of Meeting:	8 December 2021
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 Quarters 1 and 2 of 2021/2022

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 Quarters 1 and 2 of 2021/2022, 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 1, 2021/2022

4.1. The summary of transactions progressed under delegated authority during Quarter 1 of 2021/2022 is shown in Appendix 1, Column 1, however, can be summarised as follows:-

Total number of transactions	44
Total value of lease transactions	£372,292 per annum
Total value of capital transactions	£759,120

5. Summary Quarter 2, 2021/2022

- 5.1. The summary of all transactions progressed under delegated authority during Quarter 2 of 2021/2022 is shown on Appendix 1, Column 2, however, can be summarised as follows:-

Total number of transactions	39
Total value of lease transactions	£68,587 per annum
Total value of capital transactions	£1,049,429

6. General

- 6.1. The overall profile of the volume of transactions during the first two quarters of 2021/2022 is in line with previous years. The increased value in the lease transactions for Quarter 1 reflects the short-term extension to the lease of the student residencies at Barrack Street, Hamilton, for use as temporary accommodation by the Homelessness Service.
- 6.2. There has also been one significant miscellaneous transaction in Quarter 1 with a value of £315,000 which reflects the dilapidations associated with the termination of the lease of North Stand.

7. Employee Implications

- 7.1. There are no employee implications.

8. Financial Implications

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

9. Climate Change, Sustainability and Environmental Implications

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

10. Other Implications

- 10.1. There is a low risk that the rental and capital receipts identified within these delegated authority reports are not achieved if, for reasons outwith 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.

11. Equality Impact Assessment and Consultation Arrangements

- 11.1. Consultation takes place with the occupying Resource, Planning, Roads and Legal Services, on a transaction-by-transaction basis as and when required.
- 11.2. 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)

13 October 2021

Link(s) to Council Values/Ambitions/Objectives

- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ Housing and Technical Resources Committee, 17 February 2021
- ◆ Housing and Technical Resources Committee, 30 June 2021

List of Background Papers

- ◆ Plans and drawings of the property involved in these transactions can be obtained from the Assets 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:-

Frank McCafferty, Head of Property Services

Ext: 4073 (Tel: 01698 454073)

E-mail: frank.mccafferty@southlanarkshire.gov.uk

Delegated Authority Transactions

Transaction Type	Quarter 1 2021/2022		Quarter 2 2021/2022	
	No	Value	No	Value
Lease Renewal	3	£250,002	1	£0
New Lease	15	£91,578	12	£68,587
Landlords Consent	4	£1	0	£0
Assignment	1	£0	1	£0
Rent Review	1	£30,711	0	£0
Total Revenue	24	£372,292	14	£68,587
Disposal	3	£107,967	5	£207,950
Compensation	3	£88,800	4	£117,350
Waiver/Servitude	3	£20,000	5	£879
Acquisition	11	£542,353	11	£723,250
Title Waiver	0	£0	0	£0
Total Capital	20	£759,120	25	£1,049,429
Miscellaneous	1	£315,000	0	£0