

Report

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Report to:	Estates Committee
Date of Meeting:	23 August 2005
Report by:	Executive Director (Enterprise Resources)

Subject:	Proposed Sale of Sites at Dale Avenue (former Robert Owen Centre Site), and Laburnum Avenue, East Kilbride
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ report on the outcome of negotiations with O'Brien Properties Limited in respect of the sale of surplus sites at Dale Avenue (former Robert Owen Centre) and Laburnum Avenue, East Kilbride and to recommend disposal of the sites to O'Brien properties Limited
- ◆ note the action taken to authorise conclusion of the transaction in terms of Standing Order No. 36(c)

2 Recommendation(s)

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

- (1) that the land at Dale Avenue (former Robert Owen Centre) and Laburnum Avenue, East Kilbride, extending to 1.0376 hectares and 0.6172 hectares respectively be sold to O'Brien Properties Limited in terms of the principal conditions as contained in this report.
- (2) that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services if appropriate, be authorised to conclude all matters and enter into necessary legal agreements in terms which are in the best interest of the Council to complete the sale of the subjects
- (3) that in view of the requirement to progress this matter as soon as possible in terms of Standing Order No. 36(c), the action taken by the Executive Director (Enterprise Resources) in consultation with the Chair and Ex-Officio Member be noted.

3 Background

3.1 The Estates Management Committee at their meeting on 5 September 2000 disposed of an earlier surplus site at Laburnum Avenue as shown hatched on the indicative plan to O'Brien Properties in 2001. O'Brien have progressed their residential development on the site which is nearing completion.

3.2 The site of the former Robert Owen Centre at Dale Avenue, East Kilbride was declared surplus by Social Work Resources Committee at their meeting of 29 May 2002 following the relocation of the facility to the purpose-built Murray Owen Centre at Murray Road, East Kilbride.

- 3.3 Access to the surplus site at Dale Avenue is via a densely populated residential area with a narrow road network unsuitable for heavy construction traffic. As the Laburnum Avenue site lies less than 130 metres to the southwest of the Dale Avenue site, it provides the only feasible means of forming a temporary access road that will facilitate the development of the Dale Avenue site.
- 3.4 Social Work Resources have recently completed the construction of the Older Persons Residential Home and Day Centre at Meldrum Gardens, Laburnum Avenue, East Kilbride which lies adjacent to O'Brien's aforementioned residential development site. An area of amenity ground as shown cross-hatched on the indicative plan within the complex has been identified as being surplus to Social Work and was declared surplus at the Social Work Resources Committee on 4 May 2005. This ground is also only capable of vehicular access from O'Brien's existing site at Laburnum Avenue.
- 3.5 Negotiations have taken place with the developer to dispose of this site together with the site of the former Robert Owen Centre at Dale Avenue where they propose progressing a residential development scheme of a further 16 houses at Laburnum Avenue and 24 at Dale Avenue.
- 3.6 Provisional negotiations have taken place on the basis of a purchase price of £35,000 (thirty five thousand pounds) exclusive of VAT for each residential unit that obtains planning consent on both the above sites. The cost of constructing the temporary haul road for construction traffic between the two sites and the use of non standard foundations necessitated by ground conditions on parts of the sites would be allowable deductions following detailed site investigations by the developers.
- 3.7 The remaining Social Work interest at this location, Laburnum Hostel is being reprovisioned with clientele dispersing into individual dwellings throughout the wider community. Negotiations with a view to disposing of this property and also acquiring additional dwellings for this reprovisioning project are continuing and will be the subject of a future report to Committee.

4 Proposal

- 4.1 It is proposed, therefore, to dispose of the sites at Dale Avenue (former Robert Owen Centre) and Laburnum Avenue, East Kilbride, extending to 1.0376 hectares and 0.6172 hectares respectively as shown on the enclosed indicative plan, to O'Brien Properties Limited on the following principal terms.
- 4.1.1 The purchase price shall be £35,000 (thirty five thousand pounds) exclusive of VAT per residential unit that obtains planning consent, which is likely to produce a gross receipt £1,400,000 (one million four hundred thousand pounds) subject to the deduction of abnormal costs for the temporary construction road and non standard foundations necessitated by ground conditions.
- 4.1.2 The Council's reasonably incurred legal fees to be met by the purchasers.

5 Employee Implications

- 5.1 There are no employee implications.

6 Financial Implications

- 6.1 Disposal of the site will generate a Capital Receipt of £1,400,000 (one million four hundred thousand pounds) subject to deduction of abnormals for the Council's non-housing programme.

7 Other Implications

- 7.1 There are no other implications.

8 Consultation

- 8.1 All necessary consultations with Planning, Roads, Legal Services and Social Work have taken place. The purchaser will be responsible for securing the appropriate planning and other statutory consents for their proposed development.

Iain Urquhart
Executive Director (Enterprise Resources)

6 June 2006

Link(s) to Council Objectives

- None

Previous References

- Social Work Resources Committee - 29 May 2002
- Estates Management Sub-Committee - 5 September 2000

List of Background Papers

- Location Plan

Contact for Further Information

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

Bill Barr, Surveyor

Ext: 5147 (Tel: 01698 455147)

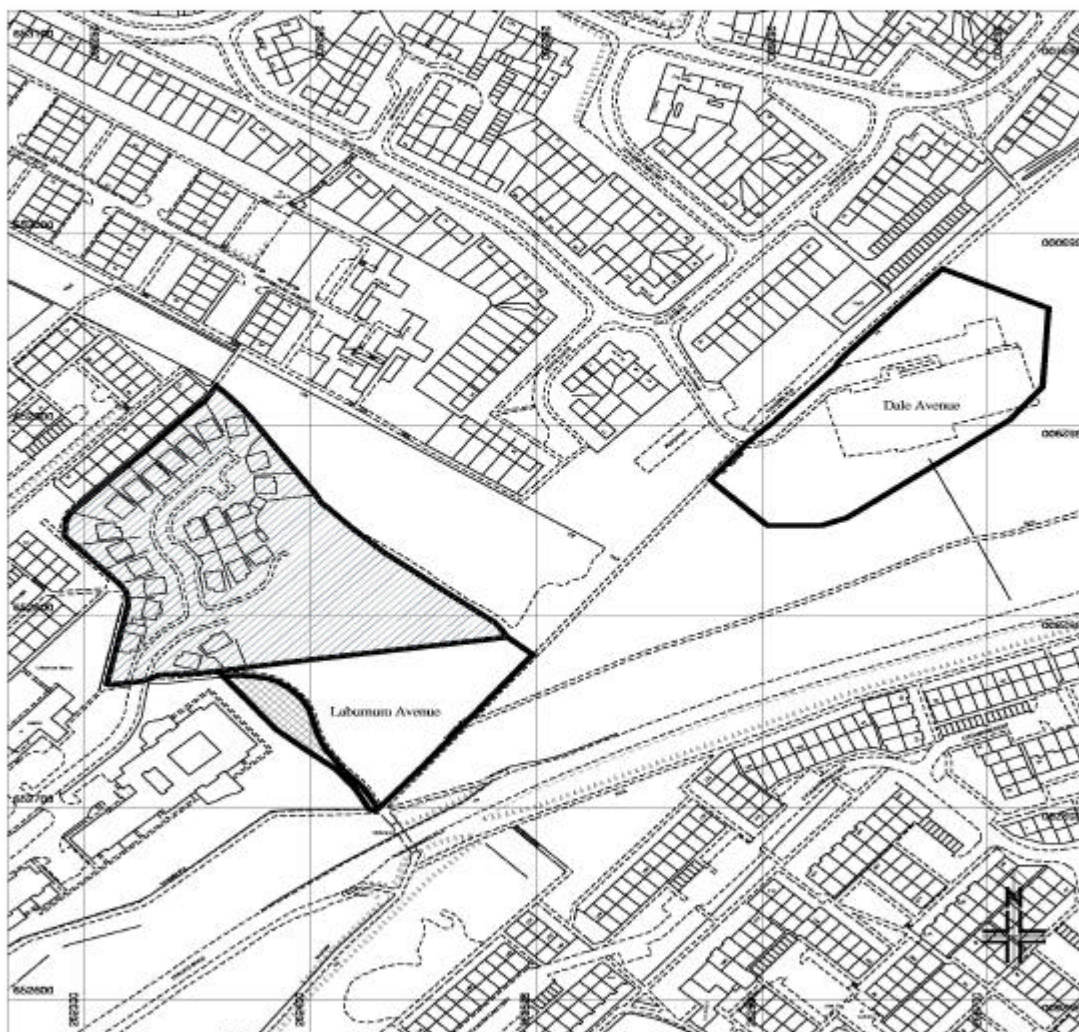
E-mail: bill.barr@southlanarkshire.gov.uk

LOCATION PLAN

**Property at Laburnum Avenue/Dale Avenue
East Kilbride**



ESTATES SERVICES



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