

Report

Report to:	Estates Committee
Date of Meeting:	31 May 2005
Report by:	Executive Director (Enterprise Resources)

Subject:	Delegated Powers Report - Update
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ advise the Estates Committee of the transactions processed through Estates delegated authority during the period 1 January to 31 March 2005.

2 Recommendation(s)

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

- (1) that the Committee is asked to note the details of this report.

3 Background

3.1 The Estates Section of Estates and Support has delegated powers to deal with Lease Transactions of a value up to £50,000 per annum and a maximum period of 10 years and capital transactions up to a value of £150,000.

4 Volume of Transactions 4th Quarter 2004/05

4.1 Appendix 1 shows the transactions for the period 1 January to 31 March 2005 and an annual summary.

Total number of transactions this quarter	45
Total value of lease transactions this quarter	£134,905
Total value of capital transactions this quarter	£552,476

4.2 The majority of lease transactions relate to the granting of new leases (16 out of 30).

4.3 The most significant new letting being 622m² unit at Peel Park, East Kilbride on a 5 year lease at £30,000 per annum.

4.4 Eight out of the nine acquisitions were for Housing Services. Four of these acquisitions were for houses to supplement the Council Housing Stock and the remainder were in connection with redevelopment proposals.

4.5 Of the 5 disposals, 2 were industrial sites and 2 were residential development opportunities at Glespin and Law.

5 Annual Summary

5.1 The level of transactions over the past two years is fairly consistent.

6 Employee Implications

6.1 There are no employee implications.

7 Financial Implications

7.1 There are no financial implications.

8 Other Implications

8.1 None

9 Consultation

9.1 Not applicable

Iain Urquhart

Executive Director (Enterprise Resources)

3 May 2005

Link(s) to Council Objectives

None

Previous References

- Estates Committee 16 November 2004

List of Background Papers

None

Contact for Further Information

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

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DELEGATED POWERS

4TH QUARTER 2004/05

LEASE TRANSACTION SUMMARY

LEASE	4 TH QUARTER NO VALUE		2004/05 TOTAL NO VALUE		2003/04 TOTAL NO VALUE	
LEASE RENEWAL	8	52,970	39	328,795	39	364,256
NEW LEASE	16	76,235	73	527,412	70	571,736
ASSIGNATION	4	-	18	-	19	-
RENT REVIEW	2	5,700	6	156,920	17	59,647

CAPITAL TRANSACTION SUMMARY

CAPITAL	4 TH QUARTER NO VALUE		2004/05 TOTAL NO VALUE		2003/04 TOTAL NO VALUE	
DISPOSAL	5	237,075	54	1,016,106	55	1,076,830
COMPENSATION	-	-	11	237,908	9	337,002
WAIVER/SERVITUDE	1	1	8	43,701	16	80,900
ACQUISITIONS	9	315,400	21	570,402	23	1,206,900