

## ESTATES COMMITTEE

Minutes of meeting held in Committee Room 2, Council Offices, Almada Street, Hamilton on 6 February 2007

### **Chair:**

Councillor Jim Docherty (Depute)

### **Councillors Present:**

David Baillie, Tony Carlin, Beith Forrest, Carol Hughes, Eileen Logan, Billy McCaig, John McGuinness, Alex McInnes, Chris Thompson, Jim Wardhaugh

### **Councillors' Apologies:**

Jim Daisley (Chair), Edward McAvoy, Danny Meikle, William Ross

### **Attending:**

#### **Corporate Resources**

M Armstrong, Administration Officer; J McDonald, Administration Adviser

#### **Enterprise Resources**

P Carr, Capital Transactions Manager; S Keating, Team Leader; H McNeil, Head of Estates and Support Services

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### **1 Declaration of Interests**

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No interests were declared.

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### **2 Minutes of Previous Meeting**

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The minutes of the meeting of the Estates Committee held on 14 November 2006 were submitted for approval as a correct record.

**The Committee decided:** that the minutes be approved as a correct record.

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### **3 Lease of House at 10 Priory Road, Lesmahagow**

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A joint report dated 9 January 2007 by the Executive Directors (Enterprise Resources) and (Social Work Resources) was submitted on the lease of the end terrace house at 10 Priory Road, Lesmahagow from Strathclyde Police for the development of a family support resource centre by Social Work Resources. The lease would be for a period of 5 years from a date of entry to be agreed at a rent of £1 per annum, subject to the terms and conditions detailed in the report.

#### **The Committee decided:**

- (1) that the end terrace house at 10 Priory Road, Lesmahagow be leased from Strathclyde Police for a period of 5 years at a rent of £1 per annum, subject to the terms and conditions detailed in the report; and
- (2) that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, be authorised to conclude negotiations and the necessary legal agreements on terms which were in the best interests of the Council.

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#### **4 Lease of Ground and Residential Care Facility at West Coats Road, Cambuslang**

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A report dated 9 January 2007 by the Executive Director (Enterprise Resources) was submitted on the lease of ground at the former West Coats Day Centre, West Coats Road, Cambuslang to Arklet Housing Association Limited to construct a residential care facility which, on completion, would be leased back to the Council. The period of the lease was a minimum of 25 years, subject to the terms and conditions detailed in the report.

**The Committee decided:**

- (1) that Arklet Housing Association Limited be granted a lease of the ground at the former West Coats Day Centre, West Coats Road, Cambuslang, subject to the terms and conditions detailed in the report;
- (2) that the Council lease back the residential care facility, developed by Arklet Housing Association Limited on the site, subject to the terms and conditions detailed in the report; and
- (3) that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, be authorised to conclude all matters and enter into the necessary legal agreements to complete the lease on terms which were in the best interests of the Council.

*[Reference: Minutes of Social Work Resources Committee of 15 November 2006 (Paragraph 7)]*

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#### **5 Acquisition of Former Birkenshaw Brickworks Site, Carlisle Road, Larkhall**

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A report dated 11 January 2007 by the Executive Director (Enterprise Resources) was submitted on the acquisition of the site of the former Birkenshaw Brickworks, Carlisle Road, Larkhall for future industrial/business use as detailed in the Finalised South Lanarkshire Local Plan. It was proposed to purchase the site from J and D Raeburn in the sum of £278,100 (including Stamp Duty) to be funded from existing resources allocated within the Enterprise Resources' Capital Programme.

**The Committee decided:**

- (1) that the site of the former Birkenshaw Brickworks, Carlisle Road, Larkhall, extending to 2.1 hectares, be purchased from J and D Raeburn in the sum of £278,100 (including Stamp Duty), subject to the terms and conditions detailed in the report; and
- (2) that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, be authorised to conclude all matters on terms which were in the best interests of the Council.

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#### **6 Disposal of Land at Greenhills Primary School, Cedar Drive, East Kilbride**

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A report dated 11 January 2007 by the Executive Director (Enterprise Resources) was submitted on the sale of land at Greenhills Primary School, Cedar Drive, East Kilbride to East Kilbride and District Housing Association Limited, in the sum of £1,500,000, for the provision of new housing for sale and rent.

**The Committee decided:**

- (1) that the land at Greenhills Primary School, Cedar Drive, East Kilbride be sold to East Kilbride and District Housing Association Limited, in the sum of £1,500,000, subject to the terms and conditions detailed in the report; and
- (2) that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, be authorised to conclude negotiations and the necessary legal agreements on terms which were in the best interests of the Council.

*[Reference: Minutes of Housing and Technical Resources Committee of 20 September 2006 (Paragraph 11)]*

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**7 Sale of Ground at Mill Road, Hamilton and Flat at 1 Jack Street, Hamilton and Acquisition of Flat at Jack Street, Hamilton**

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A report dated 19 January 2007 by the Executive Director (Enterprise Resources) was submitted on the Heads of Terms in relation to redevelopment taking place in the Mill Road/Jack Street area of Hamilton. It was proposed that:-

- ♦ 0.15 acres of ground at Mill Road, Hamilton be sold to Rowantree Regeneration Limited in the sum of £77,300
- ♦ a 1 bedroom flat at 1 Jack Street, Hamilton be sold to Rowantree Regeneration Limited in exchange for a replacement 2 bedroom flat in a residential development at Jack Street, Hamilton

**The Committee decided:**

- (1) that 0.15 acres of ground at Mill Road, Hamilton be sold to Rowantree Regeneration Limited, in the sum of £77,300, subject to the terms and conditions detailed in the report;
- (2) that the 1 bedroom flat at 1 Jack Street, Hamilton be sold to Rowantree Regeneration Limited in exchange for a replacement 2 bedroom flat in a new residential development at Jack Street, Hamilton, subject to the terms and conditions detailed in the report; and
- (3) that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, be authorised to conclude all matters and enter into the necessary legal agreements on terms which were in the best interests of the Council.

*[Reference: Minutes of 27 June 2006 (Paragraph 6)]*

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**8 Sale of Ground and Acquisition of Replacement Recreation Facilities, Coalburn**

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A report dated 17 January 2007 by the Executive Director (Enterprise Resources) was submitted on the Heads of Terms in relation to the disposal of ground at Coalburn. It was proposed that 3 areas of ground at Coalburn be sold to Commodore Homes Limited, in the sum of £265,000, as follows:-

- ♦ Plot 1 extending to 2.89 acres to the west of Coalburn Road, Coalburn
- ♦ Plot 2 extending to 3.58 acres to the north of Railway Road, Coalburn
- ♦ Plot 3 extending to 3.63 acres to the north of School Road, Coalburn

It was further proposed that replacement facilities extending to 8 acres be purchased from Commodore Homes Limited at no cost, subject to the terms and conditions detailed in the report.

**The Committee decided:**

- (1) that 3 areas of ground at Coalburn be sold to Commodore Homes Limited in the sum of £265,000, as follows:-
  - ◆ Plot 1 extending to 2.89 acres to the west of Coalburn Road, Coalburn
  - ◆ Plot 2 extending to 3.58 acres to the north of Railway Road, Coalburn
  - ◆ Plot 3 extending to 3.63 acres to the north of School Road, Coalburn
- (2) that replacement facilities extending to 8 acres be purchased from Commodore Homes Limited at no cost, subject to the terms and conditions detailed in the report; and
- (3) that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, be authorised to conclude all matters and enter into the necessary legal agreements, on terms which were in the best interests of the Council, to complete the sale of the 3 areas ground, subject to the terms and conditions detailed in the report.

*[Reference: Minutes of Planning Committee of 26 September 2006 (Paragraph 3)]*

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## **9 Transactions Processed Under Delegated Authority – 1 October to 31 December 2006**

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A report dated 4 January 2007 by the Executive Director (Enterprise Resources) was submitted on the level of transactions processed by Estates and Regeneration Services under delegated authority for the period 1 October to 31 December 2006.

Estates Services, under delegated powers, had authority to deal with lease transactions up to a value of £50,000 per annum for a maximum period of 10 years and capital transactions up to a value of £150,000.

During the period 1 October to 31 December 2006, 54 transactions had been undertaken as follows:-

- ◆ total value of lease transactions - £172,399
- ◆ total value of capital transactions - £518,228

**The Committee decided:** that the level of transactions processed by Estates and Regeneration Services under delegated authority for the period 1 October to 31 December 2006 be noted.

*[Reference: Minutes of 14 November 2006 (Paragraph 6)]*

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## **10 Whitehill Regeneration Area 4 - Disposal of Land at Abbotsford Road, Whitehill, Hamilton**

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A report dated 27 December 2006 by the Executive Director (Enterprise Resources) was submitted on the transfer of ownership of land at Abbotsford Road, Whitehill, Hamilton to Cruden Estates Limited and Campbell Construction Group Limited for the development of new housing for sale and rent.

In view of the requirement to progress this matter as soon as possible and in terms of Standing Order No 36(c), the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, had approved the transfer of ownership of the land at Abbotsford Road, Whitehill, Hamilton to Cruden Estates Limited and Campbell Construction Group Limited for the development of new housing for sale and rent, subject to the terms and conditions detailed in the report.

**The Committee decided:** that the action taken, in terms of Standing Order No 36(c), by the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, to approve the transfer of ownership of the land at Abbotsford Road, Whitehill, Hamilton to Cruden Estates Limited and Campbell Construction Limited for the development of new housing for sale and rent, subject to the terms and conditions detailed in the report, be noted.

*[Reference: Minutes of Housing and Technical Resources Committee of 24 August 2005 (Paragraph 11)]*

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## **11 Cathkin Regeneration - Disposal of Land at Tobermory Road/Trossachs Road, Cathkin to Persimmon Partnerships (Scotland) Limited**

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A report dated 27 December 2006 by the Executive Director (Enterprise Resources) was submitted on the transfer of ownership of land at Tobermory Road/Trossachs Road, Cathkin to Persimmon Partnerships (Scotland) Limited for the development of new housing for sale.

In view of the requirement to progress this matter as soon as possible and in terms of Standing Order No 36(c), the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, had approved the transfer of ownership of the site at Tobermory Road/Trossachs Road, Cathkin to Persimmon Partnerships (Scotland) Limited for the development of new housing for sale, in the sum of £2,489,397.60, subject to the terms and conditions detailed in the report.

**The Committee decided:** that the action taken, in terms of Standing Order No 36(c), by the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, to approve the transfer of ownership of land at Tobermory Road/Trossachs Road, Cathkin to Persimmon Partnerships (Scotland) Limited, in the sum of £2,489,397.60, subject to the terms and conditions detailed in the report, be noted.

*[Reference: Minutes of 7 March 2006 (Paragraph 5)]*

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## **12 Disposal of Site at Heathland Terrace/Skylaw Terrace, Forth**

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A report dated 27 December 2006 by the Executive Director (Enterprise Resources) was submitted on the sale of 1.94 acres of land at Heathland Terrace/Skylaw Terrace, Forth to Clydemill Homes Limited, who had submitted the highest offer, in the sum of £635,000.

In view of the requirement to progress this matter as soon as possible and in terms of Standing Order No 36(c), the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, had approved the sale of 1.94 acres of land at Heathland Terrace/Skylaw Terrace, Forth to Clydemill Homes Limited, who had submitted the highest offer, in the sum of £635,000, subject to the terms and conditions detailed in the report.

**The Committee decided:**

that the action taken, in terms of Standing Order No 36(c), by the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, to approve the sale of 1.94 acres of land at Heathland Terrace/Skylaw Terrace, Forth to Clydemill Homes Limited, who had submitted the highest offer, in the sum of £635,000, subject to the terms and conditions detailed in the report, be noted.

*[Reference: Minutes of Executive Committee of 16 August 2006 (Paragraph 8)]*

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**13 Sale of Ground at Old Glasgow Road/Church Street, Uddingston**

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A report dated 21 November 2006 by the Executive Director (Enterprise Resources) was submitted on the sale of 0.158 hectares of land at Old Glasgow Road/Church Street, Uddingston to A Laurie and D Blake. Following site investigations undertaken by the purchasers, adverse ground conditions had been discovered. As a result, the purchasers had requested a reduction of £28,000 in the original purchase price.

In view of the requirement to progress this matter as soon as possible and in terms of Standing Order No 36(c), the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, had approved a reduction in the purchase price for the site at Old Glasgow Road/Church Street, Uddingston, subject to the terms and conditions detailed in the report.

**The Committee decided:**

that the action taken, in terms of Standing Order No 36 (c), by the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, to approve a reduction of £28,000 in the purchase price for the site at Old Glasgow Road/Church Street, Uddingston, subject to the terms and conditions detailed in the report, be noted.

*[Reference: Minutes of 27 June 2006 (Paragraph 11)]*

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**14 Disposal of Richmond Court House, Richmond Court, Rutherglen to Arklet Housing Association Limited**

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A report dated 20 December 2006 by the Executive Director (Enterprise Resources) was submitted on the transfer of ownership of land at Richmond Court House, Richmond Court, Rutherglen to Arklet Housing Association Limited, in the sum of £155,000, for the development of 12 units of amenity housing for older people.

In view of the requirement to progress this matter as soon as possible and in terms of Standing Order No 36(c), the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, had approved the transfer of ownership of land at Richmond Court House, Richmond Court, Rutherglen to Arklet Housing Association Limited, in the sum of £155,000, for the development of 12 units of amenity housing for older people, subject to the terms and conditions detailed in the report.

**The Committee decided:**

that the action taken, in terms of Standing Order No 36(c), by the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, to approve the transfer of ownership of land at Richmond Court House, Richmond Court, Rutherglen to Arklet Housing Association Limited, in the sum of £155,000, for the development of 12 units of amenity housing for older people, subject to the terms and conditions detailed in the report, be noted.

*[Reference: Minutes of Executive Committee of 26 April 2006 (Paragraph 15)]*

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**15 Rent Review of Office Accommodation at Hamilton Academicals Football Club, North Stand, Hamilton**

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A report dated 16 January 2007 by the Executive Director (Enterprise Resources) was submitted on the rent review of office accommodation occupied by the Council within the North Stand of Hamilton Academicals Football Club, Hamilton. It was proposed that the reviewed rent be £299,000 per annum effective from 28 May 2006.

In view of the requirement to progress this matter as soon as possible and in terms of Standing Order No 36(c), the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, had approved the reviewed rent of £299,000 per annum effective from 28 May 2006 for the office accommodation occupied by the Council within the North Stand of Hamilton Academicals Football Club, Hamilton, subject to the terms and conditions detailed in the report.

**The Committee decided:**

that the action taken, in terms of Standing Order No 36(c), by the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, to approve the reviewed rent of £299,000 per annum for the office accommodation occupied by the Council within the North Stand of Hamilton Academicals Football Club, Hamilton, subject to the terms and conditions detailed in the report, be noted.

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**16 Urgent Business**

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There were no items of urgent business.

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**Chair's Closing Remarks**

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The Chair advised that this would be the last meeting that Pat Carr, Capital Transactions Manager would be attending as he was retiring. The Chair, on behalf of the Committee, thanked Mr Carr for his help and hard work over the years and wished him a long and happy retirement.

The Chair also thanked members and officers involved with the Committee for their hard work and support over the past 4 years. He wished those members who were standing for re-election the best of luck and those who were standing down all the very best for the future.