

Report

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Report to:	Estates Committee
Date of Meeting:	27 June 2006
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 approved for processing by delegated authority during the period 1 January to 31 March 2006 by Estates and Regeneration Services.

2 Recommendation(s)

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

- (1) that the details of this report be noted.

3 Background

3.1 The Head of Estates and Support Services 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 2005/06

4.1 Appendix 1 shows the transactions approved for processing for the period 1 January to 31 March 2006 and Appendix 2 an annual summary.

Total number of transactions this quarter 77.

Total value of lease transactions £343,752 p.a.

Total value of capital transactions this quarter £605,242

4.2 The majority of lease transactions relate to the granting of new leases (22 out of 42).

4.3 Of the 16 disposal transactions, 11 were garden ground. The most significant proposed sale is to NHS Lanarkshire of land at Chapel Street, Carluke for £120,000.

4.4 Of the 15 acquisitions, 10 relate to the purchase of dwellings in association with the Fernhill Regeneration Proposals.

5 Employee Implications

5.1 There are no employee implications.

6 Financial Implications

- 6.1 The rental income to the Council is increased as a result of the new lettings and rent reviews.
- 6.2 The disposals will generate additional capital monies for the Council's Capital Programme.
- 7 Other Implications**
- 7.1 There are no other implications.
- 8 Consultation**
- 8.1 Consultation takes place with the owning Resource, Planning, Roads and Legal Services as/if appropriate.

Iain Urquhart
Executive Director (Enterprise Resources)
13 June 2006

Link(s) to Council Objectives

- Managing Resources
- Living in the Community

Previous References

- Estates Committee – 7 March 2006

List of Background Papers

- Plans and Drawings of the property involved in these transactions can be obtained from Estates and Support Services.

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
LEASE TRANSACTION SUMMARY
4th QUARTER 2005/06

Lease	No.	Estates Value	No.	Regeneration Value
Lease Renewal	13	77,591		
New Lease	22	151,561		
Assignment	2	-		
Rent Review	3	29,600		
Miscellaneous	2	85,000		
TOTAL	42	343,752		

DELEGATED POWERS
CAPITAL TRANSACTION SUMMARY
4th QUARTER 2005/06

Capital	No.	Estates Value	No.	Regeneration Value
Disposal	16	186,051		
Compensation	2	29,690		
Waiver/Servitude	1	20,000		
Acquisition	15	369,501		
Miscellaneous	1	-		
TOTAL	35	605,242		

DELEGATED POWERS

ANNUAL SUMMARY

LEASE TRANSACTION SUMMARY

Lease	2005/06		2004/05		2003/04	
	No.	Value	No.	Value	No.	Value
Lease Renewal	46	271,055	39	328,795	39	364,256
New Lease	94	641,687	73	527,412	70	571,736
Assignment	6	-	18	-	19	-
Rent Review	10	77,135	6	156,920	17	59,647
Miscellaneous	13	135,091	-	-	-	-

DELEGATED POWERS

ANNUAL SUMMARY

CAPITAL TRANSACTION SUMMARY

Capital	2005/06		2004/05		2003/04	
	No.	Value	No.	Value	No.	Value
Disposal	62	942,398	54	1,016,106	55	1,076,830
Compensation	6	133,112	11	237,908	9	337,002
Waiver/Servitude	4	32,000	8	43,701	16	80,900
Acquisition	24	595,002	21	570,402	23	1,206,900
Miscellaneous	7	-	-	-	-	-