

Report

Report to:	Housing and Technical Resources Committee
Date of Meeting:	16 September 2020
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 the final quarter of 2019/2020 and to provide a year-end summary

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 the final quarter of 2019/2020, together with the year-end summary of all such transactions, 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 4, 2019/2020

4.1 The summary of transactions progressed under delegated authority during quarter 4 of 2019/2020 is shown in Appendix 1, column 1, however, can be summarised as follows:-

Total number of transactions	45
Total value of lease transactions	£207,730 per annum
Total value of capital transactions	£1,301,645

- 4.2. The overall profile of the volume and value of transactions during the fourth quarter of 2019/2020 generally compares with previous years.

5. Annual Summary 2019/2020

- 5.1. The summary of all transactions progressed under delegated authority during the financial year 2019/2020 is shown on Appendix 1, column 2, and can be summarised as follows:-

Total number of transactions	221
Total value of lease transactions	£596,398 per annum
Total value of capital transactions	£5,516,768

- 5.2. The overall profile of the volume and value of transactions during 2019/2020 compares with previous years.

6. Employee Implications

- 6.1. There are no employee implications.

7. Financial Implications

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

8. Climate Change, Sustainability and Environmental Implications

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

9. Other Implications

- 9.1. 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.
- 9.2. There are no implications for sustainability or risk in terms of the information contained within this report.

10. Equality Impact Assessment and Consultation Arrangements

- 10.1. Consultation takes place with the owning Resource, Planning, Roads and Legal Services on a transaction by transaction basis as and when required.
- 10.2. 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)

11 August 2020

Link(s) to Council Values/Ambitions/Objectives

- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ Housing and Technical Resources Committee, 13 November 2019
- ◆ Housing and Technical Resources Committee, 5 June 2019

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:-

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Delegated Authority Transactions

Transaction Type	Quarter 4 2019/20		Annual Summary	
	No	Value	No	Value
Lease Renewal	2	£67,500	3	£68,336
New Lease	13	£121,868	68	£405,762
Landlords Consent	3	£9,000	18	£96,088
Assignment	2	£7,825	4	£7,825
Rent Review	1	£1,537	4	£18,387
Total Revenue	21	£207,730	97	£596,398
Disposal	7	£282,107	26	£542,909
Compensation	-	-	3	£74,500
Waiver/Servitude	4	£43	11	£1,369
Acquisition	11	£1,019,495	74	£4,897,990
Title Waiver	-	-	-	-
Total Capital	22	£1,301,645	114	£5,516,768
Miscellaneous	2	£1	10	£16,503

Summary of Miscellaneous Transactions – Quarter 4 - 2019/2020

Area	Ward	Reference	Transaction type	Property	Parties	Value	Previous Value
East Kilbride	6	6447	Renunciation of Lease	Greenhills Sports Centre Stroud Road East Kilbride	South Lanarkshire Council South Lanarkshire Leisure and Culture	£1 pa	
Rutherglen/ Cambuslang	12	6449	Part Renunciation and Lease Variation	Unit 9C/D Cathcart Place Rutherglen G73 2RB	South Lanarkshire Council Katherine Helen Clark	£0	