

## ESTATES COMMITTEE

Minutes of meeting held in Committee Room 2, Council Offices, Almada Street, Hamilton on 27 June 2006

### **Chair:**

Councillor Jim Docherty (Depute)

### **Councillors Present:**

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

### **Councillors' Apologies:**

David Baillie, Jim Daisley (Chair), Carol Hughes, Edward McAvoy, Danny Meikle, William Ross

### **Attending:**

#### **Corporate Resources**

J McDonald, Administration Adviser

#### **Enterprise Resources**

P Carr, Capital Transactions Manager; 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 2 May 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 Temporary Concessionary Lease of Blantyre Library at 30 Calder Street, Blantyre**

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A joint report dated 1 June 2006 by the Executive Directors (Enterprise Resources) and (Education Resources) was submitted on the temporary lease of Blantyre Library at 30 Calder Street, Blantyre to the Blantyre Miners Welfare Charitable Society to assist in the continuation of its activities while the current premises were being renovated. The proposed period of the lease was from August 2006 to October 2007 at a rent of £1, subject to the terms and conditions detailed in the report.

**The Committee decided:** that the Blantyre Miners Welfare Charitable Society be granted a temporary concessionary lease of Blantyre Library at 30 Calder Street, Blantyre at a rent of £1, subject to the terms and conditions detailed in the report.

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#### **4 Lease of Ground at Neilsland Square, Hamilton**

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A report dated 8 June 2006 by the Executive Director (Enterprise Resources) was submitted on the lease of ground at Neilsland Square, Hamilton to Scottish Power Distribution Limited to construct a sub-station to serve the new community facility at Neilsland Square, Hamilton. The proposed period of the lease was 60 years at a rent of £1 per annum, subject to the terms and conditions detailed in the report.

**The Committee decided:** that Scottish Power Distribution Limited be granted a 60 year lease of the ground at Neilsland Square, Hamilton at a rent of £1 per annum, subject to the terms and conditions detailed in the report.

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#### **5 Acquisition of 12 Flats at 163 Main Street, High Blantyre**

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A report dated 6 June 2006 by the Executive Director (Enterprise Resources) was submitted on the acquisition of 12 residential flats at 163 Main Street, High Blantyre which were to be refurbished as "first stop" accommodation for young homeless people. It was proposed to purchase the property from Bield Housing Association in the sum of £172,947 to be funded from the Council's housing revenue accounts.

**The Committee decided:**

- (1) that the 12 residential flats at 163 Main Street, High Blantyre be purchased from Bield Housing Association in the sum of £172,947, subject to the terms and conditions detailed in the report; and
- (2) that the Executive Director (Enterprise Resources) be authorised to conclude negotiations and the necessary legal agreements in terms which were in the best interests of the Council.

*[Reference: Minutes of Housing and Technical Resources Committee of 3 May 2006 (Paragraph 8 )]*

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#### **6 Development Agreement and Potential Compulsory Acquisition of Land at 196-232 Low Waters Road and 1-39 Jack Street, Hamilton**

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A report dated 13 June 2006 by the Executive Director (Enterprise Resources) was submitted on proposals to:-

- ♦ enter into a Development Agreement with Rowantree Regeneration Limited, the developer at 196-232 Low Waters Road and 1-39 Jack Street, Hamilton
- ♦ acquire appropriate land and buildings by the promotion of a Compulsory Purchase Order under Section 189 (1)(a) of the Town and Country Planning (Scotland) Act 1997 if a negotiated solution with the owners was not reached

Rowantree Regeneration Limited had received planning approval for the redevelopment of 196-232 Low Waters Road and 1-39 Jack Street, Hamilton. In order to assist the regeneration of this part of Hamilton, it was proposed to support the compulsory acquisition of the land and property at 196-232 Low Waters Road and 1-39 Jack Street, Hamilton if necessary.

**The Committee decided:**

- (1) that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, be authorised to negotiate and conclude a Development Agreement with Rowantree Regeneration Limited for the regeneration of 196-232 Low Waters Road and 1-39 Jack Street, Hamilton; and
- (2) that the Executive Director (Enterprise Resources) be authorised to acquire the necessary land and buildings by the promotion of a Compulsory Purchase Order, as appropriate, under Section 189 (1)(a) of the Town and Country (Scotland) Act 1997.

*[Reference: Minutes of Planning Committee of 13 June 2006 (Paragraph 8)]*

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## **7 Sale of Land at Westburn Drive, Cambuslang**

A report dated 8 June 2006 by the Executive Director (Enterprise Resources) was submitted on the Heads of Terms in relation to the disposal of Plot 1 of the Cambuslang Investment Park (CIP-3). It was proposed that:-

- ♦ Plot 1 of the Cambuslang Investment Park, Westburn Drive, Cambuslang be sold to Graham Dairies Limited in the sum of £405,000
- ♦ the net proceeds of the disposal, after deduction of overage payment, be split equally between the Council and Scottish Enterprise Lanarkshire as joint funders of the project

**The Committee decided:** 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 in terms which were in the best interests of the Council to complete the disposal of the plot at Cambuslang Investment Park, as detailed above.

*[Reference: Minutes of 31 May 2005 (Paragraph 4)]*

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## **8 Delegated Powers Report - Update**

A report dated 13 June 2006 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 January to 31 March 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 January to 31 March 2006, 77 transactions had been undertaken as follows:-

- ♦ total value of lease transactions - £343,752
- ♦ total value of capital transactions - £605,242

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

*[Reference: Minutes of 7 March 2006 (Paragraph 6)]*

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## **9 Concessionary Lease of Ground to Glespin Community Group - Multi-Sports Pitch Development at Hillview Crescent, Glespin**

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A joint report dated 31 May 2006 by the Executive Directors (Enterprise Resources) and (Housing and Technical Resources) was submitted on the concessionary lease of ground at Hillview Crescent, Glespin to Glespin Community Group for the development of a multi-sports pitch facility.

In view of the requirement to progress this matter as soon as possible and in terms of Standing Order No 36(c), the Executive Directors (Enterprise Resources) and (Housing and Technical Resources), in consultation with the Chair and an ex officio member, had approved the concessionary lease of ground at Hillview Crescent, Glespin to Glespin Community Group, at a cost of £1 per annum, 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 Directors (Enterprise Resources) and (Housing and Technical Resources), in consultation with the Chair and an ex officio member, to approve the concessionary lease of ground at Hillview Crescent, Glespin to Glespin Community Group, at a cost of £1 per annum, subject to the terms and conditions detailed in the report, be noted.

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## **10 Lease of Ground at Châtelherault Primary School, Hamilton**

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A report dated 13 June 2006 by the Executive Director (Enterprise Resources) was submitted on the lease of ground at Châtelherault Primary School, Silvertonhill Avenue, Hamilton to Scottish Power Distribution Limited for the construction of a sub-station to serve the new Châtelherault Primary School, Hamilton.

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 lease of ground at Châtelherault Primary School, Silvertonhill Avenue, Hamilton to Scottish Power Distribution Limited, at a cost of £1 per annum, 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 lease of ground at Châtelherault Primary School, Silvertonhill Avenue, Hamilton to Scottish Power Distribution Limited, at a cost of £1 per annum, subject to the terms and conditions detailed in the report, be noted.

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

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A report dated 13 June 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, who had submitted the highest offer, in the sum of £435,000.

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 0.158 hectares of land at Old Glasgow Road/Church Street, Uddingston to A Laurie and D Blake, who had submitted the highest offer, in the sum of £435,000, 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 0.158 hectares of land at Old Glasgow Road/Church Street, Uddingston to A Laurie and D Blake, who had submitted the highest offer, in the sum of £435,000, subject to the terms and conditions detailed in the report, be noted.

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**12 Clyde Gateway Project - Acquisition of Five Ground Leases at Shawfield Industrial Estate, Glasgow**

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A report dated 15 June 2006 by the Executive Director (Enterprise Resources) was submitted on the acquisition of 5 ground leases at Shawfield Industrial Estate, Rutherglen from Mercado Glasgow Limited, in the sum of £1.8 million, for inclusion in the Clyde Gateway Project.

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 acquisition of the 5 ground leases at Shawfield Industrial Estate, Rutherglen from Mercado Glasgow Limited, in the sum of £1.8 million, 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 acquisition of 5 ground leases at Shawfield Industrial Estate, Rutherglen from Mercado Glasgow Limited, in the sum of £1.8 million, subject to the terms and conditions detailed in the report, be noted.

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**13 Urgent Business**

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There were no items of urgent business.