

ESTATES COMMITTEE

Minutes of meeting held in Committee Room 2, Council Offices, Almada Street, Hamilton on 5 April 2005

Chair:

Councillor Jim Daisley

Councillors Present:

David Baillie, Tony Carlin, Jim Docherty (Depute), Beith Forrest, Carol Hughes, Billy McCaig, John McGuinness, Alex McInnes, Danny Meikle, William Ross, Chris Thompson, Jim Wardhaugh

Councillors' Apologies:

Eileen Logan, Edward McAvoy

Attending:

Corporate Resources

J McDonald, Administration Officer

Enterprise Resources

S Keating, Section Leader; H McNeil, Head of Estates and Support Services; K Meek, Project Manager

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Estates Committee held on 8 February 2005 were submitted for approval as a correct record.

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

3 Lanark Town Centre Public Realm Streetscape and Compulsory Purchase Order – North Vennel, Lanark

A report dated 7 March 2005 by the Executive Director (Enterprise Resources) was submitted on the promotion of compulsory purchase orders covering several parcels of land at North Vennel, Lanark to be used in the further redevelopment of the town centre. The areas of land, as detailed in the report, were required to create extra public car parking and designated loading bays and to improve pedestrian access from the North Vennel to the High Street, Lanark.

The Committee decided: that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, be authorised to promote compulsory purchase orders over the necessary land at North Vennel, Lanark, all as detailed in the report.

[Reference: Minutes of 9 March 2004 (Paragraph 10)]

4 Lease of Ground at Forth Primary School to the Forth and District Initiative

A report dated 14 March 2005 by the Executive Director (Enterprise Resources) was submitted on the lease of ground at Forth Primary School to the Forth and District Initiative for the development of a horticultural unit. The proposed period of the lease was 12 years at a rent of £1 per annum.

The Committee decided: that the Forth and District Initiative be granted a 12 year ground lease at Forth Primary School, at rent of £1 per annum, subject to the terms and conditions detailed in the report.

5 Lease to the Biggar Museum Trust – Premises at 9 Edinburgh Road, Biggar

A report dated 14 March 2005 by the Executive Director (Enterprise Resources) was submitted on the monthly lease of premises at 9 Edinburgh Road, Biggar to the Biggar Museum Trust for the storage of archived material and associated office records in connection with the Trust's activities. The proposed period of the lease was on a monthly basis at a rent of £83.33 per month.

The Committee decided: that the Biggar Museum Trust be granted a monthly lease of the premises at 9 Edinburgh Road, Biggar at a rent of £83.33 per month, subject to the terms and conditions detailed in the report.

6 Licence Agreement – 29/31 Stuart Terrace, Rigside – Douglas and Nethan Valley Healthy Living Community

A report dated 14 March 2005 by the Executive Director (Enterprise Resources) was submitted on a licence agreement for the use of premises at 29/31 Stuart Terrace, Rigside by the Douglas and Nethan Valley Healthy Living Community as an office/meeting place to promote the health and wellbeing of the communities in the Douglas and Nethan Valley area. The proposed licence agreement was on the basis of an annual fee of £1.

The Committee decided: that a licence agreement be granted to the Douglas and Nethan Valley Healthy Living Community for the use of premises at 29/31 Stuart Terrace, Rigside for an annual fee of £1, subject to the terms and conditions detailed in the report.

7 Licence Agreement – Ground at Lanark Moor Park – Clydesdale Community Initiatives

A report dated 14 March 2005 by the Executive Director (Enterprise Resources) was submitted on a licence agreement for use of land at Lanark Moor Park by the Clydesdale Community Initiatives as part of a social inclusion project involving people with disabilities and members of community groups. The proposed licence agreement was on the basis of an annual fee of £1.

The Committee decided: that a licence agreement be granted to the Clydesdale Community Initiatives for ground at Lanark Moor Park, subject to the terms and conditions detailed in the report.

8 Disposal of Land at Lanark Road, Braidwood

A report dated 11 March 2005 by the Executive Director (Enterprise Resources) was submitted on the disposal of 550 square metres of land at Lanark Road, Braidwood to Clydesdale Housing Association. It was proposed that the land be sold to Clydesdale Housing Association at nil cost in return for perpetual nomination rights for 2 special needs houses to be managed through Social Work Resources.

The Committee decided:

- (1)** that 550 square metres of land at Lanark Road, Braidwood be disposed of to Clydesdale Housing Association at nil cost in return for perpetual nomination rights for 2 special needs houses to be managed through Social Work Resources; 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 16 December 2003 (Paragraph 7)]

9 Sale of Land at Glasgow Road/Dukes Road, Cambuslang

A report dated 8 March 2005 by the Executive Director (Enterprise Resources) was submitted on the sale of 1.87 hectares of land at Glasgow Road/Dukes Road, Cambuslang to CRI Property Management Limited. Following site investigations undertaken by the purchaser, adverse ground conditions had been discovered. As a result, the purchaser had requested a reduction of £1.050 million in the original purchase price. After negotiations, the reduction had been revised to £310,000.

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 reduction of £310,000 in the purchase price for the 1.87 hectares of land at Glasgow Road/Dukes Road, Cambuslang, 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 reduction of £310,000 in the purchase price for the 1.87 hectares of land at Glasgow Road/Dukes Road, Cambuslang, subject to the terms and conditions detailed in the report, be noted.

[Reference: Minutes of 16 December 2003 (Paragraph 8)]

10 Sub-Lease of 6 Redwood Crescent, Peel Park Campus, East Kilbride

A report dated 21 March 2005 by the Executive Director (Enterprise Resources) was submitted on the sub-lease of premises at 6 Redwood Crescent, Peel Park Campus, East Kilbride to Worldmark International Limited. The period of the sub-lease was 10 years at a rent of £80,000 per annum subject to review at 5 yearly intervals.

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 10 year sub-lease of premises at 6 Redwood Crescent, Peel Park Campus, East Kilbride to Worldmark International Limited at a rent of £80,000 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 10 year sub-lease of premises at 6 Redwood Crescent, Peel Park Campus, East Kilbride to Worldmark International Limited at a rent of £80,000 per annum, subject to the terms and conditions detailed in the report, be noted.

11 Transactions Processed Under Delegated Authority

A report dated 16 February 2005 by the Executive Director (Enterprise Resources) was submitted on the level of transactions processed by Estates Services under delegated authority for the period 1 October to 31 December 2004.

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 2004, 65 transactions had been undertaken as follows:-

- ◆ total value of lease transactions - £302,021 per annum
- ◆ total value of capital transactions - £452,002

The Committee decided: that the level of transactions processed by Estates Services under delegated authority for the period 1 October to 31 December 2004 be noted.

[Reference: Minutes of 16 November 2004 (Paragraph 5)]

12 Urgent Business

There were no items of urgent business.