

ESTATES COMMITTEE

Minutes of meeting held in Committee Room 2, Council Offices, Almada Street, Hamilton on 23 August 2005

Chair:

Councillor Jim Docherty (Depute)

Councillors Present:

David Baillie, Tony Carlin, Beith Forrest, Eileen Logan, Billy McCaig, John McGuinness, William Ross, Jim Wardhaugh

Councillors' Apologies:

Jim Daisley (Chair), Carol Hughes, Edward McAvoy, Alex McInnes, Danny Meikle, Chris Thompson

Attending:

Corporate Resources

P MacRae, Administration Officer

Enterprise Resources

P Carr, Capital Transactions Manager; H McNeil, Head of Estates and Support Services

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Estates Committee held on 31 May 2005 were submitted for approval as a correct record.

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

3 Sub-Lease of Lower Ground Floor of the Precinct Development, Main Street, Cambuslang to Trillium (Prime) Property GP Limited

A report dated 2 August 2005 by the Executive Director (Enterprise Resources) was submitted on the sub-lease of part of the proposed new office and civic facility at the precinct development, Main Street, Cambuslang to Trillium (Prime) Property GP Limited for Jobcentre Plus. The proposed period of the sub-lease was 20 years at a rent of £31,148 per annum subject to review at 5 yearly intervals.

The Committee decided: that Trillium (Prime) Property GP Limited be granted a 20 year sub-lease of the lower ground floor of the precinct development, Main Street, Cambuslang for Jobcentre Plus, at a rent of £31,148 per annum, subject to the terms and conditions detailed in the report.

4 Lease of Residential Flat at 15 Manse Road, Forth to The Little Haven Community Care Centre

A report dated 27 July 2005 by the Executive Director (Enterprise Resources) was submitted on the lease of premises at 15 Manse Road, Forth to The Little Haven Community Care Centre for development and use as a caring centre in connection with the organisation's care activities. The proposed period of the lease was 10 years at a rent of £1 per annum.

The Committee decided: that The Little Haven Community Care Centre be granted a 10 year lease of the premises at 15 Manse Road, Forth, at a rent of £1 per annum, subject to the terms and conditions detailed in the report.

5 Ground Lease Agreement with Clyde Valley Housing Association Limited – 5-A-Side All Weather Football Pitch Development, Birkenshaw Park, Larkhall

A report dated 28 July 2005 by the Executive Director (Enterprise Resources) was submitted on the lease of ground at Birkenshaw Park, Larkhall to the Clyde Valley Housing Association Limited for the development of a 5-a-side all weather football pitch. The proposed period of the lease was 25 years at a rent of £1 per annum.

The Committee decided: that the Clyde Valley Housing Association Limited be granted a 25 year ground lease at Birkenshaw Park, Larkhall, at a rent of £1 per annum, subject to the terms and conditions detailed in the report.

6 Licence Agreement – Development of Community Garden at Lanark Moor, Lanark – Clydesdale Community Initiatives

A report dated 28 July 2005 by the Executive Director (Enterprise Resources) was submitted on a licence agreement for use of land at Lanark Moor Park, Lanark by the Clydesdale Community Initiatives for the purposes of a contractor's compound area, construction access and path in connection with the development of a community garden. 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, Lanark, on the basis of an annual fee of £1, subject to the terms and conditions detailed in the report.

[Reference: Minutes of 5 April 2005 (Paragraph 7)]

7 Sale of Land at Carnwath Road, Carluke

A report dated 2 August 2005 by the Executive Director (Enterprise Resources) was submitted on the disposal of 3,995 square metres of land at Carnwath Road, Carluke to Clydesdale Housing Association Limited. It was proposed that the land be sold to Clydesdale Housing Association Limited, in the sum of £159,000, subject to the terms and conditions detailed in the report and the Housing and Technical Resources Committee declaring the ground surplus to operational requirements at its meeting on 24 August 2005.

The Committee decided:

- (1) that 3,995 square metres of land at Carnwath Road, Carlisle be disposed of to Clydesdale Housing Association Limited, in the sum of £159,000, subject to the terms and conditions detailed in the report and the Housing and Technical Resources Committee declaring the ground surplus to operational requirements at its meeting on 24 August 2005; 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 in terms which were in the best interests of the Council.

8 Sale of Surplus Site at Egmont Park, East Kilbride

A report dated 1 August 2005 by the Executive Director (Enterprise Resources) was submitted on the sale of 0.18 hectares of land at Egmont Park, East Kilbride to Nelson Property Developments (EK) Limited. It was proposed that the land be sold to Nelson Property Developments (EK) Limited, in the sum of £200,000, subject to the terms and conditions detailed in the report.

Councillor J Docherty, seconded by Councillor McGuinness, moved the recommendations contained in the Executive Director's report. Councillor Wardhaugh, seconded by Councillor Forrest, moved as an amendment that the land be not sold for housing. On a vote being taken by a show of hands, 3 members voted for the amendment and 6 for the motion which was declared carried.

The Committee decided:

- (1) that 0.18 hectares of land at Egmont Park, East Kilbride be sold to Nelson Property Developments (EK) Limited, in the sum of £200,000, 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 in terms which were in the best interests of the Council.

9 Transactions Processed under Delegated Authority – 1 April to 30 June 2005

A report dated 22 July 2005 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 April to 30 June 2005.

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 April to 30 June 2005, 53 transactions had been undertaken as follows:-

- ♦ total value of lease transactions – £223,923
- ♦ total value of capital transactions – £186,900

The Committee decided: that the level of transactions processed by Estates and Regeneration Services under delegated authority for the period 1 April to 30 June 2005 be noted.

[Reference: Minutes of 31 May 2005 (Paragraph 5)]

10 Option to Purchase Agreement – Land at Eaglesham Road, Jackton

A report dated 12 July 2005 by the Executive Director (Enterprise Resources) was submitted on an option to purchase agreement for 1.59 hectares of land at Eaglesham Road, Jackton with BMJ Property Limited. It was proposed that an option to purchase agreement be entered into with BMJ Property Limited for the purposes of providing site access to the adjacent land held by the company.

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 that an option to purchase agreement be entered into with BMJ Property Limited for 1.59 hectares of land at Eaglesham Road, Jackton, 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 that an option to purchase agreement be entered into with BMJ Property Limited for 1.59 hectares of land at Eaglesham Road, Jackton, subject to the terms and conditions detailed in the report, be noted.

[Reference: Minutes of 21 September 2004 (Paragraph 6)]

11 Sale of Surplus Site Adjacent to Lonsdale Farm, Newlands Road, East Kilbride

A report dated 12 July 2005 by the Executive Director (Enterprise Resources) was submitted on the sale of 0.36 acres of land adjacent to Lonsdale Farm, Newlands Road, East Kilbride. It was proposed that the site be sold to a nominee company of C Little, who had submitted the highest offer, in the sum of £300,000.

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 0.36 acres of land adjacent to Lonsdale Farm, Newlands Road, East Kilbride to a nominee company of C Little, in the sum of £300,000, 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 0.36 acres of land adjacent to Lonsdale Farm, Newlands Road, East Kilbride to a nominee company of C Little, in the sum of £300,000, subject to the terms and conditions detailed in the report, be noted.

12 Sale of Sites at Dale Avenue and Laburnum Avenue, East Kilbride

A report dated 6 June 2005 by the Executive Director (Enterprise Resources) was submitted on the sale of 1.0376 hectares and 0.6172 hectares of land at Dale Avenue and Laburnum Avenue, East Kilbride. It was proposed that the sites be sold to O'Brien Properties Limited, in the sum of £1,400,000.

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 1.0376 hectares and 0.6172 hectares of land at Dale Avenue and Laburnum Avenue, East Kilbride to O'Brien Properties Limited, in the sum of £1,400,000, 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 1.0376 hectares and 0.6172 hectares of land at Dale Avenue and Laburnum Avenue, East Kilbride to O'Brien Properties Limited, in the sum of £1,400,000, subject to the terms and conditions detailed in the report, be noted.

13 Assignment and Extension of Ground Lease of Unit 90, Camp Road, Shawfield Industrial Estate, Rutherglen

A report dated 7 July 2005 by the Executive Director (Enterprise Resources) was submitted on the assignment and extension of the ground lease at Unit 90, Camp Road, Shawfield Industrial Estate, Rutherglen. It was proposed that the current ground lease to M Mercado (Glasgow) Limited of Unit 90, Camp Road, Shawfield Industrial Estate, Rutherglen be assigned to Grampian and Argyll Trading (Scotland) Limited in the sum of £6,000 per annum.

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 assignment of the current ground lease of Unit 90, Camp Road, Shawfield Industrial Estate, Rutherglen from M Mercado (Glasgow) Limited to Grampian and Argyll Trading (Scotland) Limited, 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 assignment of the current ground lease of Unit 90, Camp Road, Shawfield Industrial Estate, Rutherglen from M Mercado (Glasgow) Limited to Grampian and Argyll Trading (Scotland) Limited, subject to the terms and conditions detailed in the report, be noted.

14 Assignment of the Ground Lease of Princes Gate Office/Retail Development in Hamilton

A report dated 28 July 2005 by the Executive Director (Enterprise Resources) was submitted on the assignment of the ground lease of the Princes Gate office/retail complex at the Town Square, Hamilton. It was proposed that the ground lease of the Princes Gate office/retail complex at the Town Square, Hamilton be assigned from Development Options (Hamilton) Limited to A Cahoon.

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 assignment of the ground lease of the Princes Gate office/retail complex at the Town Square, Hamilton, from Development Options (Hamilton) Limited to A Cahoon, 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 assignation of the ground lease of the Princes Gate office/retail complex at the Town Square, Hamilton, from Development Options (Hamilton) Limited to A Cahoon, subject to the terms and conditions detailed in the report, be noted.

15 Palace Grounds Retail Park, Hamilton - Granting of a Standard Security

A report dated 29 July 2005 by the Executive Director (Enterprise Resources) was submitted on the granting of a standard security and the assignation of occupational rent by Hercules Unit Trust/Equitable Life Assurance Society in favour of ABN Amro Trustees Limited at the Palace Grounds Retail Park, 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 granting of a standard security and the assignation of occupational rent by Hercules Unit Trust/Equitable Life Assurance Society in favour of ABN Amro Trustees Limited at the Palace Grounds Retail Park, Hamilton.

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 granting of a standard security and the assignation of occupational rent by Hercules Unit Trust/Equitable Life Assurance Society in favour of ABN Amro Trustees Limited at the Palace Grounds Retail Park, Hamilton, be noted.

16 Urgent Business

There were no items of urgent business.