

Report

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Report to:	Estates Committee
Date of Meeting:	1 March 2011
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 Committee of the transactions processed by delegated authority during the period 1st April 2010 to 30th September 2010 by 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 Regeneration Services has delegated powers to deal with lease transactions of a value up to £50,000 per annum and a maximum period of 20 years and capital transactions up to a value of £200,000.

3.2 In all cases the delegated reports provide authority to progress transactions with the receipt of any monies occurring at a date in the future, once missives have been concluded and any suspensive conditions met.

4 Volume of Transactions – 1st Quarter 2010/11

4.1 Appendix 1, column 1, shows the transactions for the period 1st April 2010 to 30th June 2010

Total number of transactions this quarter	79
Total value of lease transactions	£1,107,747
Total value of capital transactions this quarter	£325,920

4.2 The majority of lease transactions relate to the granting of new leases (28 out of 52) with the most significant rent review being in relation to the lease to the Council of the offices at Brandon Gate, Hamilton. Regeneration Services were able to secure a nil uplift for Building A and a £20,000 per annum uplift for Building B.

4.3 Of the 9 disposal transactions, 6 were garden ground and the most significant sale was of Plot 1C, Clydesmill Investment Park, Westburn Drive, Cambuslang to Drainage Plumbing & Gas Services Ltd t/a DPG Plus, for the sum of £90,000.

5 Volume of Transactions – 2nd Quarter 2010/11

5.1 Appendix 1, column 2, shows the transactions for the period 1st July 2010 to 30th September 2010

Total number of transactions this quarter	72
Total value of lease transactions	£324,395
Total value of capital transactions this quarter	£475,412

5.2 The majority of lease transactions relate to the granting of new leases (22 out of 52) with two of the new lettings being in respect of the newly opened business centre at Hamilton Street, Carluke.

5.3 Of the 9 disposal transactions, 6 were garden ground and the most significant sale was of the Former Welfare Hall, Sandy Road, Carluke to Rosewood Home Developments Ltd for the sum of £175,000.

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 The disposals generate additional capital monies for the Council's Capital Programme.

8 Other Implications

8.1 There is a low risk that the rental and capital receipts identified within these delegated authority reports is not achieved, if for reasons outwith the Council's control, the purchasers choose not to proceed with the transactions. However, Regeneration Services has procedures in place and consultative processes intended to minimise this risk.

9 Equality Impact and Consultation Arrangements

9.1 Consultation takes place with the owning Resource, Planning, Roads and Legal Services as/if appropriate.

9.2 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.

Colin McDowall
Executive Director (Enterprise Resources)

6 January 2011

Link(s) to Council Objectives

- Accountable, Effective and Efficient

Previous References

- Estates Committee – 4 May 2010

List of Background Papers

- Plans and Drawings of the property involved in these transactions can be obtained from Regeneration 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

Lease	1 st QUARTER 2010/11		2 nd QUARTER 2010/11	
	No.	Value	No.	Value
Lease Renewal	17	£119,625	20	£96,000
New Lease	28	£181,672	22	£185,695
Assignment	1	-	2	-
Rent Review	5	£806,450	4	£42,700
Miscellaneous	1	-	4	-
TOTAL	52	£1,107,747	52	£324,395

DELEGATED POWERS

CAPITAL TRANSACTION SUMMARY

Capital	1 st QUARTER 2010/11		2 nd QUARTER 2010/11	
	No.	Value	No.	Value
Disposal	9	£167,270	9	£313,050
Compensation	-	-	-	-
Waiver/Servitude	7	£13,450	2	£1,250
Acquisition	6	£145,200	2	£113,000
Miscellaneous	5	-	7	£48,112
TOTAL	27	£325,920	20	£475,412