

# Report

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Report to:	<b>Executive Committee</b>
Date of Meeting:	<b>27 June 2018</b>
Report by:	<b>Executive Director (Housing and Technical Resources)</b>

Subject:	<b>Land and Property Transfers and Disposals</b>
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## 1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ advise the Executive Committee of the actions required in respect of land and property contained in Property Bulletins 15/02 and 17/02
- ◆ advise the Executive Committee relative to the land/property required in connection with transactions outwith the Property Bulletin

## 2. Recommendation(s)

2.1. The Executive Committee is asked to approve the following recommendation(s):-

- (1) that the land and property identified in Property Bulletins 15/02 and 17/02 be re-allocated as detailed in Appendix A
- (2) that land in connection with minor transactions, detailed in Appendix B, be declared surplus to Council requirements

## 3. Background

- 3.1. Details of land and property, which is potentially suitable for redevelopment or disposal, are circulated to all Resources and Community Planning Partners via the Property Bulletin to establish if they are suitable for alternative operational use.
- 3.2. Recommendations are made following the consideration of planning, title and other legal constraints. Any assets with competing interests are judged against Council priorities, including the need for capital receipts, prior to a recommendation being made.
- 3.3. Transactions outwith the Property Bulletin process, where there is a requirement to re-allocate or declare property surplus as part of minor/adjoining sales, or to facilitate a Council project, are not circulated through the Property Bulletin, however, the details are included in this report.
- 3.4. Transactions are only included in the report after successful consultation with the Holding Resource(s) and Planning.

## 4. Property Bulletin

- 4.1. Property Bulletin 17/02 contained the former Rowans Community Hall, Birch Place, Blantyre. This facility was closed on 31 March 2016. No interest was received in retaining the property for alternative Council use. There has been interest in the property from the local community and it is recommended that the property be transferred to the Corporate Land Bank to enable continued discussion regarding

Community Asset Transfer, failing which, disposal of the property on the open market.

- 4.2. Property Bulletin 15/02 contained the former Stonehouse Toilets, King Street, Stonehouse. This facility was closed on 30 June 2016. The property has previously been the subject of discussions with local community organisations. There is no longer live community interest and it is recommended that it be transferred to the Corporate Land Bank for disposal on the open market.

## **5. Minor Disposals**

- 5.1. The schedule shown within Appendix B identifies proposed transactions where the holding Resource and Planning have agreed to the release of minor areas of land for disposal.
- 5.2. The Committee is asked to approve the recommendation that these areas of land are declared surplus to the Council requirements in order that the Property Services can conclude negotiations for their disposal.

## **6. Employee Implications**

- 6.1. There are no employee implications.

## **7. Financial Implications**

- 7.1. Capital receipts for both General Services and Housing Revenue Accounts will be secured through the disposals identified in this report.

## **8. Other Implications**

- 8.1. There is a low risk that the capital receipts anticipated, as a result of declaring these properties surplus, may not be realised if, for reasons outwith the Council's control, the purchasers choose not to proceed with the transactions. However, the procedures and consultations described in Sections 3 and 9 of this report have been implemented to minimise this risk.
- 8.2. There are no significant issues in terms of sustainability arising from this report.

## **9. Equality Impact Assessment and Consultation Arrangements**

- 9.1. 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.
- 9.2. Consultation was undertaken with all Resources through the Property Bulletin. In addition, Planning, Roads, Legal, and Housing Services were consulted through the Area Property Groups.

**Daniel Lowe**

**Executive Director (Housing and Technical Resources)**

24 May 2018

**Link(s) to Council Values/Ambitions/Objectives**

- ◆ Achieve results through leadership, good governance and organisational effectiveness

**Previous References**

- ◆ Executive Committee, 28 March 2018
- ◆ Executive Committee, 28 February 2018

**List of Background Papers**

- ◆ Plans of the land and property referred to in this report

**Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

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## APPENDIX A

### BULLETIN TRANSFERS

Area	Description	Previous Account	New Holding Account	Transfer	Value Band
820sqm	Former Rowans Community Hall, Birch Place, Blantyre	Community	CLB	Immediate	4
250sqm	Former Stonehouse Toilets, King Street, Stonehouse	Community	CLB	Immediate	4

## APPENDIX B

### MINOR DISPOSALS

Area	Description	Holding Account	Proposal	Value Band
20 sqm	Land at Bothwell Road, Hamilton	Planning	Formation of SGN Gas Governor	4
26 sqm	Land adjacent to 160 Murray Drive, Stonehouse	Housing	Formation of off-road car parking	4
96 sqm	Land adjacent to 19 Glen Bervie, East Kilbride	Community	Extension to garden	4
399 sqm	Land at Park House, Stonehouse	Community	Extension to garden	4
192 sqm	Land at Udston Road, Hamilton	Education	Formation of vehicle garage	4

### Value Bands

1 – over £1 million

2 – £500,000 to £999,999

3 – £100,000 to £499,999

4 – less than £100,000