

Report

Report to:	Executive Committee
Date of Meeting:	28 February 2018
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Land and Property Transfers and Disposals
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ recommend that land/property required in connection with transactions outwith the Property Bulletin process be declared surplus

2. Recommendation(s)

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

- (1) that the land in connection with minor transactions, detailed in Appendix A, be declared surplus to Council requirements
- (2) that the land detailed in Appendix B, which will be the subject of negotiated transactions, 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. Any recommendations made follow 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 reallocate 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. Minor Disposals

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

5. Other Property Transactions

- 5.1. Appendix B details negotiated transactions where the land requires to be declared surplus in order that the Estates Section 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)

30 January 2018

Link(s) to Council Objectives/Values

- ◆ Achieve efficient and effective use of resources

Previous References

- ◆ Executive Committee – 28 June 2017
- ◆ Executive Committee – 27 September 2017

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:-

Joanne Forbes, Property Manager

Ext: 5139 (Tel: 01698 455139)

E-mail: joanne.forbes@southlanarkshire.gov.uk

APPENDIX A

MINOR DISPOSALS

Area	Description	Holding Account	Proposal	Value Band
64 sqm	Land adjacent to 1 Burnhill Street, Strathaven	Housing	Extension to garden	4
22 sqm	Land adjacent to 7a Lilybank Street, Hamilton	Planning	Extension to garden	4
126 sqm	Land adjacent to 9 Caithness Street, Blantyre	Housing	Extension to garden	4
9 sqm	Land at Knocklea, Biggar	Housing	Formation of sub station	4

APPENDIX B

NON BULLETIN DISPOSALS

Area	Description	Holding Account	Proposal	Estimated Receipt
30 sqm	Former Lock-ups (6L and 6M) at Strathcona Lane, East Kilbride	Housing	Sale to adjoining owner	£16,000
1706 sqm	Open Space at Wilson Place, East Kilbride	Planning	Sale to adjoining owner	£26,000
866 sqm	Open Space at Lorne Street, Hamilton	Enterprise	Sale to adjoining owner	£95,000

Value Bands

- 1 – over £1 million
- 2 – £500,000 to £999,999
- 3 – £100,000 to £499,999
- 4 – less than £100,000