

Report

3

Report to:	Estates Committee
Date of Meeting:	1 March 2011
Report by:	Executive Director (Enterprise Resources)

Subject:	Acquisition of Former Cambuslang Fire Station, Clydeford Road, Cambuslang
----------	--

1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ Seek authority for the acquisition of the former fire station, Clydeford Road, Cambuslang, from Strathclyde Fire Board (SFB) for the provision of sheltered housing.

2. Recommendation(s)

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

- (1) that the site extending to 3,475 square metres (0.85 acres) or thereby, be acquired from Strathclyde Fire Board for the provision of sheltered housing at the purchase price of £245,000 exclusive of VAT.
- (2) that the Executive Director in conjunction with the Head of Legal Services, if appropriate, be authorised to conclude all other matters pertaining to the acquisition of this land and to enter into the necessary legal agreements and complete the acquisition of the site on terms which are in the best interest of the Council.

3. Background

3.1. The site at Clydeford Road, Cambuslang, extending to 3,475 square metres (0.85 acres) or thereby, shown on the attached plan, currently serves as an operational fire station. The service is due to relocate to a new purpose built facility at Clydesmill Industrial Estate, in March 2011.

3.2. In the interim, Strathclyde Fire Board (SFB) approached the Council to inquire whether it would be interested in acquiring the site, prior to advertising on the open market. Housing Services advised that the Cambuslang area has the lowest level of sheltered housing in South Lanarkshire with only two housing association sheltered developments providing 61 properties. The Council has no sheltered housing stock in Cambuslang. Housing Services, therefore, instructed Regeneration Services to enter into negotiations with SFR with a view to agreeing terms, in principle, for purchase by the Council.

3.3. There are no suitable development sites identified in Cambuslang from within the Council's own asset portfolio, therefore the acquisition will help address the shortage which is unlikely to be met through existing surplus assets in the short to medium term.

3.4. The Housing and Technical Resources Committee at its meeting on 8 December, 2010, approved the recommendation to instruct the Executive Director (Enterprise Resources) to negotiate the acquisition of the former fire station site at Clydeford Road, Cambuslang, in accordance with the Council's land acquisition strategy.

4. Employee Implications

4.1. Any employee implications arising from this report will be considered by the Housing and Technical Resources Committee.

5. Financial Implications

5.1. The gross value of the site was determined by the District Valuer at £335,000 with demolition costs estimated at £60,000, leaving a net figure of £275,000. An additional desk top site investigation, instructed by Regeneration Services, estimated the cost of demolition and site clearance at £75,000 which could rise if the site was ultimately found to be contaminated. To avoid the need for a further report to Committee, should this prove to be the case, the net price has been renegotiated with SFR to take account of "abnormal" costs and agreed at £245,000 excluding VAT.

5.2. Each party will be responsible for the payment of their own fees and outlays in connection with the transaction.

6. Other Implications

6.1. The proposal will enable Housing Services to address a specific need in accordance with the Council's Local Housing Strategy (LHS) and is consistent with priorities set out in the Resource Plan and Council Plan, Connect, to improve the availability of housing suitable for people with particular needs. The risk of not providing the sheltered housing would be an insufficient supply of adequate housing for a vulnerable section of the community.

7. Equality Impact Assessment and Consultation Arrangements

7.1. The priority for development of sheltered housing in the Cambuslang/Rutherglen area has been widely consulted on as part of the LHS. An equalities impact assessment was also carried out on the LHS.

7.2. Consultation on detailed design proposals for the housing development will be carried out through the Council's statutory planning procedures.

Colin McDowall

Executive Director (Enterprise Resources)

14 February, 2011

Link(s) to Council's Objectives/Improvement Themes/Values

- Improve the quality, access and availability of housing
- Develop services for older people

- Partnership working, community leadership and engagement
- Sustainable development
- Accountable, effective and efficient

Previous References

- Housing and Technical Resources Committee Report 8 December 2010.

List of Background Papers

None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:- Rachel Clayton, Surveyor, Regeneration Services

Ext: 5158 (Tel: 01698 455158)

E-mail: rachel.clayton@southlanarkshire.gov.uk

LOCATION PLAN - For Committee purposes only

former Fire Station
Clydeford Road, Cambuslang



REGENERATION SERVICES

