

Report

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Report to:	Finance and Information Technology Resources Committee
Date of Meeting:	31 August 2010
Report by:	Executive Director (Finance and Information Technology Resources)

Subject:	Lanark Common Good - Springbank Farm
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request that approval is given to the proposals for the future of Springbank Farm, Lanark.

2. Recommendation(s)

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

- (1) that the Executive Director (Enterprise Resources) be authorised to market the existing dwelling house and outbuildings at Springbank Farm, Ayr Road, Lanark, together with suitable sized adjacent fields for disposal; and
- (2) that the Executive Director (Enterprise Resources) or his appointed agents or representatives be authorised to market the remaining lands for let.

3. Background

3.1. Springbank Farm, consists of a farmhouse, outbuildings, and fields extending to 53.53 hectares located at Ayr Road, Lanark. The subjects are held in the Lanark Common Good Account.

3.2. The subjects are held on an agricultural tenancy by a private individual by virtue of a lease granted by Clydesdale District Council with effect from 28 May 1978.

3.3. The lessee has held the lease since 1978, however in recent years he has not occupied the farmhouse and has sublet, as far as the Council can ascertain, without authorisation, the farmhouse to a third party.

3.4. The land agents for the lessee have served notice that their client wishes to terminate his lease with effect from 28 May 2011. This notice has been accepted by the Council.

4. Farmhouse and Outbuildings

4.1. The farmhouse and associated outbuildings are in poor condition and it is estimated that they require substantial expenditure to bring them to an acceptable and tenable condition.

- 4.2. It has been ascertained that there is no benefit to the Council in refurbishing the property for occupation by an agricultural tenant as the existing rental value is reflected in the agricultural land not the farm buildings. Furthermore, if the property were to be fully refurbished and upgraded, the increased rental value would not be reflective of the capital expenditure required and the nature of agricultural tenancies is such that additional Landlord's obligations would be imposed on the Council in reletting the farmhouse with the farmland to an agricultural tenant.
- 4.3. Currently, the farmhouse and outbuildings represent a development opportunity for up to three dwelling houses if adjacent lands are included. This would prove an attractive development proposal which could yield a substantial capital receipt for the Common Good account.

5. Farmland

- 5.1. To date, a number of unsolicited representations have been received from individuals and land agents seeking to lease the farmland and it is anticipated that the land would be attractive enough to be marketed and let separately, therefore maintaining the majority of the existing revenue received for the subjects.

6. Employee Implications

- 6.1. There are no employee implications.

7. Financial Implications

- 7.1. The disposal of the farmhouse, outbuildings and adjacent lands represents a development opportunity that could yield a substantial capital receipt for the Lanark Common Good Account.
- 7.2. Letting of the farmland would maintain the majority of the annual income currently receivable for the subjects.

8. Other Implications

- 8.1. There is a risk that the farm buildings will not attract any interest and no income will be generated from the site. Estates Management will market the site as an attractive development site to mitigate this risk.

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. A copy of this report has been sent to the Royal Burgh of Lanark Community Council.

Linda Hardie

Executive Director (Finance and Information Technology Resources)

4 August 2010

Link(s) to Council Values and Objectives

◆ **Value:** Accountable, Effective and Efficient

Previous References

None

List of Background Papers

None

Contact for Further Information

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

Jackie Taylor, Corporate Finance Manager

Ext: 5637 (Tel: 01698 455637)

E-mail: jackie.taylor@southlanarkshire.gov.uk