

**ESTATES COMMITTEE**

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 1 March 2011

**Chair:**

Councillor Jim Docherty

**Councillors Present:**

David Baillie, Walter Brogan, Graeme Campbell, Gordon Clark, Douglas Edwards, Lynn Filshie, Beith Forrest, Ian Gray, Jim Handibode, Bill Holman, Eileen Logan, Alex McInnes, Denis McKenna, John McNamee, Mary Smith, George Sutherland, Chris Thompson, Jim Wardhaugh, Sheena Wardhaugh

**Councillors' Apologies:**

Jackie Burns (Depute), Edward McAvoy, Alice Marie Mitchell, Graham Simpson

**Attending:****Corporate Resources**

M Armstrong, Administration Officer; J McDonald, Administration Adviser

**Enterprise Resources**

J Forbes, Business Support and Property Information Manager; S Keating, Property Development Manager; J McCaffer, Head of Regeneration

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**1 Declaration of Interests**

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The following interests were declared:-

<b>Councillor(s)</b>	<b>Item(s)</b>	<b>Nature of Interest(s)</b>
Campbell and Forrest	Proposed Lease of Land Adjacent to 16 Wellhall Road, Hamilton	Acquaintances of proprietor

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**2 Minutes of Previous Meeting**

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The minutes of the meeting of the Estates Committee held on 7 December 2010 were submitted for approval as a correct record.

**The Committee decided:** that the minutes be approved as a correct record.

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**3 Acquisition of Former Cambuslang Fire Station, Clydeford Road, Cambuslang**

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A report dated 14 February 2011 by the Executive Director (Enterprise Resources) was submitted on the acquisition of the former fire station, Clydeford Road, Cambuslang from Strathclyde Fire Board (SFB) for the provision of sheltered housing.

It was proposed that the site of the former fire station, extending to 0.85 acres, be purchased from Strathclyde Fire Board, in the sum of £245,000, subject to the terms and conditions detailed in the report.

**The Committee decided:**

- (1) that the site of the former fire station, Clydeford Road, Cambuslang, extending to 0.85 acres, be purchased from Strathclyde Fire Board, in the sum of £245,000, subject to the terms and conditions detailed in the report; and
- (2) that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, be authorised to conclude negotiations and the necessary legal agreements on terms which were in the best interests of the Council.

*[Reference: Minutes of Housing and Technical Resources Committee of 8 December 2010 (Paragraph 13)]*

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**4 Disposal of Land at Fernhill Road/Neilvaig Road, Fernhill, Rutherglen**

A report dated 7 February 2011 by the Executive Director (Enterprise Resources) was submitted on the sale of land extending to 6.47 acres at Fernhill Road/Neilvaig Road, Fernhill, Rutherglen to West of Scotland Housing Association Limited for the provision of housing for rent and for shared equity sale.

It was proposed that the land extending to 6.47 acres at Fernhill Road/Neilvaig Road, Fernhill, Rutherglen be sold to West of Scotland Housing Association Limited, in the sum of £1,296,612, subject to the terms and conditions detailed in the report.

**The Committee decided:**

- (1) that the land extending to 6.47 acres at Fernhill Road/Neilvaig Road, Fernhill, Rutherglen be sold to West of Scotland Housing Association Limited, in the sum of £1,296,612, subject to the terms and conditions detailed in the report; and
- (2) that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, be authorised to conclude negotiations and the necessary legal agreements on terms which were in the best interests of the Council.

*[Reference: Minutes of Executive Committee of 28 April 2010 (Paragraph 9)]*

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**5 Concessionary Lease of Land Adjacent to 16 Wellhall Road, Hamilton**

A report dated 14 February 2011 by the Executive Director (Enterprise Resources) was submitted on the concessionary lease of ground adjacent to 16 Wellhall Road, Hamilton to S Hogarth to allow access to the property and provide car parking. The proposed period of the lease was 99 years at a rent of £1 per annum, subject to the terms and conditions detailed in the report.

**The Committee decided:**

- (1) that S Hogarth be granted a 99 year lease of ground adjacent to 16 Wellhall Road, Hamilton, at a rent of £1 per annum, subject to the terms and conditions detailed in the report; and
- (2) that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, be authorised to conclude negotiations and the necessary legal agreements on terms which were in the best interests of the Council.

*[Reference: Minutes of 16 June 2009 (Paragraph 5)]*

*Councillors Campbell and Forrest, having declared an interest in the above item, withdrew from the meeting during its consideration*

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## **6 Lease of Ground at Cathcart Place, Rutherglen with Associated Servitude Right of Access in Favour of Energetics Electricity Limited**

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A report dated 7 February 2011 by the Executive Director (Enterprise Resources) was submitted on the 60 year lease of ground at Cathcart Place, Rutherglen to Energetics Electricity Limited to construct a sub-station and allow a servitude right of access.

In view of the requirement to progress this matter as soon as possible and in terms of Standing Order No 36(c), the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, had:-

- ◆ approved the 60 year lease of ground at Cathcart Place, Rutherglen to Energetics Electricity Limited to construct a sub-station and allow a servitude right of access, at a rent of £1 per annum, subject to the terms and conditions detailed in the report
- ◆ authorised the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, to conclude negotiations and the necessary legal agreements on terms which were in the best interests of the Council

### **The Committee decided:**

that the following action taken, in terms of Standing Order No 36(c), by the Executive Director (Enterprise Resources), in consultation with the Chair and an ex officio member, be noted:-

- ◆ approval of the 60 year lease of ground at Cathcart Place, Rutherglen to Energetics Electricity Limited to construct a sub-station and allow a servitude right of access, at a rent of £1 per annum, subject to the terms and conditions detailed in the report
- ◆ authorisation of the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services, to conclude negotiations and the necessary legal agreements on terms which were in the best interests of the Council

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## **7 Delegated Powers Report - Update**

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A report dated 6 January 2011 by the Executive Director (Enterprise Resources) was submitted on the level of transactions processed by Regeneration Services under delegated authority for the periods 1 April to 30 June 2010 and 1 July to 30 September 2010.

Regeneration Services, under delegated powers, had authority to deal with lease transactions up to a value of £50,000 per annum for a maximum period of 20 years and capital transactions up to a value of £200,000.

Details of the transactions undertaken in the periods from 1 April to 30 June 2010 and 1 July to 30 September 2010 were as follows:-

	<b>1/4/2010 to 30/6/2010</b>	<b>1/7/2010 to 30/9/2010</b>
Number of transactions	79	72
Total value of lease transactions	£1,107,747	£324,395
Total value of capital transactions	£325,920	£475,412

**The Committee decided:**

that the level of transactions processed by Regeneration Services under delegated authority for the periods 1 April to 30 June 2010 and 1 July to 30 September 2010 be noted.

*[Reference: Minutes of 4 May 2010 (Paragraph 10)]*

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**8 Urgent Business**

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There were no items of urgent business.