

# Report

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Report to:	<b>Executive Committee</b>
Date of Meeting:	<b>7 September 2011</b>
Report by:	<b>Executive Director (Enterprise 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 Committee of the actions required in respect of land and property contained in Property Bulletin 11/02.
- ◆ recommend that land/property required in connection with minor sales and other transactions outwith the Bulletin process be declared surplus.

## 2. Recommendation(s)

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

- (1) that the land and property identified in Bulletin 11/02 be declared surplus to Council requirements as detailed in Appendix A.
- (2) that the land in connection with minor disposals detailed in Appendix B be declared surplus to Council requirements.
- (3) that the land and property detailed in Appendix C which will be the subject of negotiated transactions be declared surplus to Council requirements.

## 3. Background

3.1. In accordance with the Council's Surplus Property Strategy, details of land and property which are potentially suitable for redevelopment or disposal are circulated to all Resources via the Property Bulletin.

3.2. Any recommendations made follow consideration of planning, title and other legal constraints. Any sites with competing interests are judged against Council priorities by the Asset Management Review Board.

3.3. Transactions 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. Property Bulletin

4.1. Appendix A provides details of those properties included in Property Bulletin 11/02. All assets are recommended for transfer to the Corporate Land Bank for disposal on the open market.

## **5. Minor Sales**

- 5.1. The schedule shown at 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 declare these areas of land surplus to Council requirements in order that Regeneration Services can conclude negotiations for their disposal.

## **6. Other Property Transactions**

- 6.1. Appendix C details negotiated transactions and in all cases the land requires to be declared surplus or reallocated in order that the proposals can proceed.
- 6.2. Detailed terms and conditions of disposals will be reported to the Estates Committee or covered by Delegated Authority reports in due course.

## **7. Employee Implications**

- 7.1. There are no employee implications.

## **8. Financial Implications**

- 8.1. Capital receipts will be secured through the disposals identified in this report.

## **9. Other Implications**

- 9.1. 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 out with the Council's control, the purchasers choose not to proceed with the transactions. However, the procedures and consultations described in sections 3 and 10 of this report have been implemented to minimise this risk.

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

- 10.1. 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.
- 10.2. 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.

**Colin McDowall**

**Executive Director (Enterprise Resources)**

12 August 2011

### **Link(s) to Council Values/Improvement Themes/Objectives**

- Accountable, Effective and Efficient

### **Previous References**

- Executive Committee – 6<sup>th</sup> July 2011

**List of Background Papers**

- Plans of the land and property referred to in this report can be obtained from Joanne Forbes on ext. 5139

**Contact for Further Information**

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

Joanne Forbes, Business Support and Property Information Manager

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**APPENDIX A****BULLETIN TRANSFERS**

<b>Area</b>	<b>Description</b>	<b>Previous Account</b>	<b>New Holding Account</b>	<b>Date of Transfer</b>
0.035 ha	6 New Trows Road, Lesmahagow	Housing	Corporate Land Bank	immediate
0.011 ha	10 Thomson Street, Strathaven	Enterprise	Corporate Land Bank	immediate

**APPENDIX B****MINOR DISPOSALS**

<b>Area</b>	<b>Property Address</b>	<b>Description</b>	<b>Holding Account</b>
50sqm	Cassels Street, Carluke	Expansion of existing substation	Housing
67sqm	19 Gillbank Lane, Larkhall	Garden Ground	Housing
89 sqm	49 Stewart Street, Carluke	To correct an encroachment	Community

**APPENDIX C****NON BULLETIN DISPOSALS**

<b>Area</b>	<b>Description</b>	<b>Holding Account</b>	<b>Proposal</b>	<b>Estimated Receipt</b>
0.185 ha	Land at Woodend Road, Carluke	Education	Residential Development	£101,500