

# Report

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Report to:	<b>Executive Committee</b>
Date of Meeting:	<b>11 May 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 11/01
- ◆ 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 11/01 be declared surplus to Council requirements or reallocated 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
- (4) that the land and property detailed in Appendix D is transferred between Resources to meet operational 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 outwith the Bulletins 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. Property Bulletin**

- 4.1. Appendix A provides details of those properties included in Property Bulletin 11/01. The former Housing and Technical Resources Depot at Caldwellside Industrial Estate, Lanark is of interest to Community Resources who are currently undertaking a feasibility exercise to establish if this location is suitable for the centralisation of the area services. If this proves unfeasible then the site will transfer to the Corporate Land Bank for future disposal. At present there is very limited market demand for site of the former primary school at Ashgill and it will not therefore transfer to the Corporate Land Bank until 2014/15. In the meantime discussions are ongoing to programme the demolition of the existing building.

#### **5. Minor Sales**

- 5.1. The schedule shown on 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 Estates can conclude negotiations for their disposal.

#### **6. Other Property Transactions**

- 6.1. Appendix C details negotiated transactions where the land requires to be declared surplus in order that the proposals can proceed and Appendix D details internal re-allocations for operational reasons.
- 6.2. The site of the Former David Walker House, Rutherglen was previously circulated through the Bulletin process. Housing and Technical Resources have had a long standing requirement for a site in the Rutherglen area and following an options appraisal it has been established that the site meets their needs and it is therefore recommended for immediate transfer.
- 6.2. Detailed terms and conditions of our 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)**

**21 April 2011**

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

- Accountable, Effective and Efficient

**Previous References**

- Executive Committee – 23rd March 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

Ext: 5139 (Tel: 01698 455139)

E-mail: [joanne.forbes@southlanarkshire.gov.uk](mailto:joanne.forbes@southlanarkshire.gov.uk)

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

<b>Area</b>	<b>Description</b>	<b>Previous Account</b>	<b>New Holding Account</b>	<b>Date of Transfer</b>	<b>Estimated Value</b>
0.052 ha	130 Almada Street, Hamilton	Social Work	Corporate Land Bank	immediate	£100,000
1.200 ha	West Faulds Road, Lanark	Housing & Technical	Community	Upon suitable feasibility	£250,000
0.589 ha	Dalserf Primary, Ashgill	Education	Corporate Land Bank	2014/15	£200,000

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

<b>Area in hectares</b>	<b>Property Address</b>	<b>Description</b>	<b>Holding Account</b>
0.0081ha	1 Ash Grove Law	Garden Ground	Housing
0.0071ha	12 Hamilton Place East Kilbride	Garden Ground	Community

**APPENDIX C**

**NON BULLETIN DISPOSALS**

<b>Area</b>	<b>Description</b>	<b>Holding Account</b>	<b>Proposal</b>	<b>Estimated Receipt</b>
0.21ha	Land at Pathhead/Blackwood Court, Douglas	Housing	Sale to adjoining owner for access and inclusion in residential development site.	£135,000
0.043 ha	Land at Hamilton Road Industrial Estate, Strathaven	Enterprise	Sale to adjoining owner to remedy his encroachment	£8,000
0.031 ha	Land at Western Road, Cambuslang	Housing	Sale to adjoining owner to remedy his encroachment	£12,000
25 sq m	Land and servitude at Summerlee Road, Larkhall	Education	Transfer to Scottish power for Sub Station to serve new Glengowan Primary School	£1
2.87 ha	Land at Annsfield Farm, Strathaven Road, Hamilton	Community	Joint marketing with neighbouring developer for residential development.	£2,000,000
2.54 ha.	Keir Hardie Road, Larkhall	Community	Sale to Supermarket operator to facilitate the relocation of Larkhall Thistle Football Club.	£750,000

**APPENDIX D**

**NON BULLETIN REALLOCATIONS**

<b>Area</b>	<b>Description</b>	<b>Holding Account</b>	<b>Proposal</b>	<b>Estimated Value</b>
0.16 ha	Site of the former David Walker House, Rutherglen	Social Work	Transfer with immediate effect to Housing and Technical Resources for housing development.	£275,000