

# Report

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Report to:	<b>Executive Committee</b>
Date of Meeting:	<b>28 March 2018</b>
Report by:	<b>Executive Director (Housing and Technical 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:-

- ◆ recommend that the land detailed in the Appendix is transferred between Resources in order to meet operational requirements

## 2. Recommendation

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

- (1) that the land detailed in the Appendix is transferred from the General Services Account to the Housing Revenue Account, in order to meet operational requirements

## 3. General Background

- 3.1. Details of land and property, which is potentially suitable for redevelopment or disposal, are circulated to all Resources and Community Planning Partners via the Property Bulletin to establish if they are suitable for alternative operational use.
- 3.2. Any recommendations made follow consideration of planning, title and other legal constraints. Any assets with competing interests are judged against Council priorities, including the need for capital receipts, prior to a recommendation being made.
- 3.3. Transactions outwith the Property Bulletin 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,
- 3.4. Transactions are only included in the report after successful consultation with the Holding Resource(s) and Planning.
- 3.5. This particular Report refers to a single reallocation proposal.

## 4. Non Bulletin Transfers

- 4.1. The site, which extend to 1.463 hectares (3.62 acres), or thereby, comprises part of the site of the former St Joseph's Primary school, Blantyre which is now surplus to Education Resources' requirements following the completion of the replacement school and demolition of the original building.
- 4.2. The land, as shown on the attached plan, has been identified as a potential site for the construction of new build Council Housing as part of the Council's house building

commitment and requires to be transferred to the Housing Revenue Account for this purpose, with the remainder of the site being retained for a future operational use by Social Work Resources and which will be the subject of a future report to Committee.

## **5. Employee Implications**

5.1. There are no employee implications.

## **6. Financial Implications**

6.1. In terms of Scottish Government Guidance, an acquisition of land by the Housing Revenue Account must be done at the best consideration that the site could reasonably be expected to achieve and it is, therefore, proposed that the site will be transferred at Market Value.

6.2. The date of transfer and settlement are still to be agreed in consultation with Scottish Government.

## **7. Other Implications**

7.1. The Final density and design of development is the subject of discussions with Planning and detailed site investigations.

7.2. There are no significant issues in terms of sustainability arising from this report.

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

8.1. 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.

8.2. Consultation was undertaken with Planning, Roads, Legal, and Housing Services.

**Daniel Lowe**

**Executive Director (Housing and Technical Resources)**

12 March 2018

### **Link(s) to Council Values/Ambitions/Objectives**

◆ Achieve results through leadership, good governance and organisational effectiveness

### **Previous References**

◆ None

### **List of Background Papers**

◆ Plans of the land and property referred to in this report

### **Contact for Further Information**

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

Joanne Forbes, Property Manager

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E-mail: joanne.forbes@southlanarkshire.gov.uk

## APPENDIX

### NON BULLETIN TRANSFERS

Area	Description	Holding Account	Proposal	Value Band
1.463 hectares	Land at site of former St Joseph's Primary School, Joanna Terrace, Blantyre	Education	Transfer to Housing and Technical Resources	2

#### Value Bands

1 – over £1 million

2 – £500,000 to £999,999

3 – £100,000 to £499,999

4 – less than £100,000

**LOCATION PLAN - For Committee Purposes Only**  
**Land at Glasgow Road**  
**Blantyre**



**PROPERTY SERVICES**

