

ESTATES COMMITTEE

Minutes of meeting held in Committee Room 1, Council Offices, Almada Street, Hamilton on 7 December 2010

Chair:

Councillor Jackie Burns (Depute)

Councillors Present:

Gordon Clark, Lynn Filshie, Beith Forrest, Eileen Logan, John McNamee

Councillors' Apologies:

David Baillie, Walter Brogan, Graeme Campbell, Jim Docherty (Chair), Douglas Edwards, Ian Gray, Jim Handibode, Bill Holman, Edward McAvoy, Alex McInnes, Denis McKenna, Alice Marie Mitchell, Graham Simpson, Mary Smith, George Sutherland, Chris Thompson, Jim Wardhaugh, Sheena Wardhaugh

Attending:

Corporate Resources

G Bow, Administration Adviser

Enterprise Resources

J McCaffer, Head of Regeneration

1 Declaration of Interests

No interests were declared.

2 Minutes of Previous Meeting

The minutes of the meeting of the Estates Committee held on 28 September 2010 were submitted for approval as a correct record.

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

3 Lease of Ground at Wilson Street, West Clyde Street, Covenant Crescent and Wilkie Crescent, Hareleeshill, Larkhall

A report dated 15 November 2010 by the Executive Director (Enterprise Resources) was submitted on the lease of 0.2522 hectares of ground at the rear of Wilson Street, West Clyde Street, Covenant Crescent and Wilkie Crescent, Hareleeshill, Larkhall to Larkhall Community Growers for the development of a community garden and allotments. The proposed period of the lease was for 15 years at a rent of £1 per annum, subject to the tenant obtaining appropriate capital and revenue funding to progress the development of the site throughout the duration of the lease and the terms and conditions detailed in the report.

The Committee decided:

- (1) that Larkhall Community Growers be granted a 15 year ground lease of 0.2522 hectares of land at the rear of Wilson Street, West Clyde Street, Covenant Crescent and Wilkie Crescent, Hareleeshill, Larkhall at a rent of £1 per annum, subject to the tenant obtaining appropriate capital and revenue funding to progress the development of the site

throughout the duration of the lease and 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.

4 Lease of Gound at Mill Street/Blairbeth Road, Rutherglen

A report dated 23 November 2010 by the Executive Director (Enterprise Resources) was submitted on the lease of ground at Mill Street/Blairbeth Road, Rutherglen to Scottish Gas Networks plc to maintain a gas governor to serve the surrounding area. The proposed period of the lease was 60 years at a rent of £1 per annum, subject to the terms and conditions detailed in the report.

The Committee decided:

- (1) that Scottish Gas Networks plc be granted a 60 year ground lease at Mill Street/Blairbeth Road, Rutherglen to maintain a gas governor to serve the surrounding area, 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.

5 Lease of Ground at Newfield Primary School, Stonehouse

A report dated 10 November 2010 by the Executive Director (Enterprise Resources) was submitted on the lease of 25 square metres of ground at Newfield Primary School, Stonehouse to SP Energy Networks to construct an electricity sub-station to serve Newfield Primary School as part of the Schools' Modernisation Programme. The proposed period of the lease was 60 years at a rent of £1 per annum, subject to the terms and conditions detailed in the report.

The Committee decided:

- (1) that SP Energy Networks be granted a 60 year ground lease of 25 square metres of land at Newfield Primary School, Stonehouse, 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.

6 Sale of Land at Argyle Crescent/Hillhouse Road, Hamilton

A report dated 11 November 2010 by the Executive Director (Enterprise Resources) was submitted on the sale of land extending to 0.95 acres at Argyle Crescent/Hillhouse Road, Hamilton to Macdonald Estates plc, to allow it to be incorporated into an adjacent proposed retail development.

It was proposed that the land at Argyle Crescent/Hillhouse Road, Hamilton be sold to Macdonald Estates plc, in the sum of £325,000, subject to the terms and conditions detailed in the report.

The Committee decided:

- (1) that the land extending to 0.95 acres at Argyle Crescent/Hillhouse Road, Hamilton be sold to Macdonald Estates plc, in the sum of £325,000, 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 Executive Committee of 1 December 2010 (Paragraph 10)]

7 Disposal of Land at Chantinghall Road, Hamilton

A report dated 11 November 2010 by the Executive Director (Enterprise Resources) was submitted on the sale of a site extending to 1.24 acres at Chantinghall Road, Hamilton to Hanover (Scotland) Housing Association Limited for the provision of amenity housing.

It was proposed that the site at Chantinghall Road, Hamilton be sold to Hanover (Scotland) Housing Association Limited, in the sum of £162,653, subject to the terms and conditions detailed in the report.

The Committee decided:

- (1) that the site extending to 1.24 acres at Chantinghall Road, Hamilton be sold to Hanover (Scotland) Housing Association Limited, in the sum of £162,653, 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 7 October 2009 (Paragraph 14)]

8 Sale of Land at Peel Road, Thorntonhall

A report dated 11 November 2010 by the Executive Director (Enterprise Resources) was submitted on the sale of land extending to 7.49 acres at Peel Road, Thorntonhall to Cala Management Limited for the provision of a residential development.

It was proposed that the site at Peel Road, Thorntonhall be sold to Cala Management Limited, in the sum of £2 million, subject to the terms and conditions detailed in the report.

The Committee decided:

- (1) that the land extending to 7.49 acres at Peel Road, Thorntonhall be sold to Cala Management Limited, in the sum of £2 million, 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 2 February 2005 (Paragraph 16)]

9 Acquisition of Land at Old Struther Farm, Shaws Road, Larkhall

A report dated 15 November 2010 by the Executive Director (Enterprise Resources) was submitted on the acquisition of land extending to 8.44 acres at Old Struther Farm, Shaws Road, Larkhall for inclusion in the marketing of industrial land for business use.

It was proposed that the land extending to 8.44 acres at Old Struther Farm, Shaws Road, Larkhall be acquired from A and M Douglas, in the sum of £620,000, subject to the terms and conditions detailed in the report.

The Committee decided:

- (1) that the land extending to 8.44 acres at Old Struther Farm, Shaws Road, Larkhall be acquired from A and M Douglas, in the sum of £620,000, 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 Enterprise Resources Committee of 2 July 2008 (Paragraph 11)]

10 Peacock Cross Link Road and Park and Ride - Interim Payment of Compensation

A report dated 11 November 2010 by the Executive Director (Enterprise Resources) was submitted on the interim payment of compensation to R Reid and Sons in respect of the compulsory purchase of their property at 12 Wellhall Road, Peacock Cross, Hamilton as part of land required for the Peacock Cross Link Road, Hamilton.

It was proposed that an interim compensation payment of £99,000 be made to R Reid and Sons in respect of the compulsory purchase of 12 Wellhall Road, Peacock Cross, Hamilton, subject to the terms and conditions detailed in the report.

The Committee decided:

- (1) that an interim compensation payment of £99,000 be made to R Reid and Sons in respect of the compulsory purchase of 12 Wellhall Road, Peacock Cross, Hamilton; 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 3 June 2008 (Paragraph 5)]

11 Urgent Business

There were no items of urgent business.