

Report

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Report to:	Executive Committee
Date of Meeting:	6 July 2011
Report by:	Executive Director (Enterprise Resources)

Subject:	Land and Property Transfers and Disposals
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ recommend that land/property required in connection with minor sales and other transactions outwith the Bulletin process be declared surplus.
- ◆ allow Committee to consider the transfer of land/property to meet operational requirements

2. Recommendation(s)

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

- (1) that the land in connection with negotiated disposals detailed in Appendix A be declared surplus to Council requirements
- (2) that the land and property detailed in Appendix B 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. Property Bulletin 11/02 is currently in circulation.

5. Minor Sales

- 5.1. The schedule shown on Appendix A 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 B details internal re-allocations for operational reasons. The only transaction this month being the transfer of Calder House, Blantyre to Education in connection with the proposed Provision of Service for Children with Social, Emotional and Behavioural Needs as approved by the Executive Committee on 8th June 2011.

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)

16 June 2011

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

- Accountable, Effective and Efficient

Previous References

- Executive Committee – 11th May 2011
- Executive committee – 8th June 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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E-mail: joanne.forbes@southlanarkshire.gov.uk

APPENDIX A**NON BULLETIN DISPOSALS**

Area	Description	Holding Account	Proposal	Estimated Receipt
140 m2	High Blantyre Road, Hamilton	Housing	Sale to Scottish Power for upgrading of existing substation.	£2,800

APPENDIX B**NON BULLETIN REALLOCATIONS**

Area	Description	Holding Account	Proposal	Estimated Value
0.96 ha	Calder House, Blantyre	Corporate Land Bank	Transfer to Education for the provision of services for Children with Social, Emotional and Behavioural Needs	£500,000
0.22 ha	Carlisle Road, Ferniegair	Community Resources	Transfer to Corporate Land Bank for future site assembly for disposal.	£200,000