

# Report

Report to:	<b>Executive Committee</b>
Date of Meeting:	<b>10 March 2021</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

The purpose of the report is to:-

- ◆ advise the Executive Committee of the actions required in respect of land and property transactions

## 2. Recommendation(s)

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

- (1) that the land and property as detailed in Appendix A be transferred between Resources
- (2) that the land detailed in Appendix B be declared surplus to Council requirements

## 3. 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 to establish if they are suitable for alternative operational use.
- 3.2. The recommendation for the transfer between Council Resources, of the assets detailed on Appendix A, is made following the consideration of planning, title and other legal constraints and Council priorities.
- 3.3. Transactions where there is a requirement to declare land surplus to enable negotiations for minor or adjoining sales to progress are detailed on Appendix B.
- 3.4. These transactions are only included in the report after successful consultation with the Holding Resource(s) and Planning.

## 4. Property Transactions

### 4.1. Glengowan Primary School – Playground Extension

- 4.1.1. Education Resources have a requirement for additional playground space due to the loss of external area for car parking at Glengowan Primary School, Summerlee Road, Larkhall. The adjacent land, shown on the attached plan, is held by Community and Enterprise Resources who have no objection to the transfer of the land for this purpose. It is recommended that this is transferred to the Education Resources account for operational use. (appendix A)

### 4.2. Thornton Road, Kirkmuirhill – Outdoor Teaching Space

- 4.2.1. An area of land which was the site of the Former Leisuredome Site, Thornton Road, Kirkmuirhill was transferred to Education Resources at the Executive Committee

meeting on 26<sup>th</sup> June 2019 in connection with the Council's requirements for nursery provision. Education Resources now require an additional area of land, shown on the attached plan, currently in the Housing Revenue Account to be transferred to accommodate the provision of outdoor teaching space. It is recommended that this area is transferred to the Education Resources account for operational use.  
(appendix A)

- 4.3 Appendix B details negotiated transactions where the land requires to be declared surplus in order that Property Services can conclude negotiations for their disposal.

## **5. Employee Implications**

- 5.1. There are no employee implications.

## **6. Financial Implications**

- 6.1. In terms of Scottish Government Guidance, a disposal of land from 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 at Thornton Road, Kirkmuirhill will be transferred at Market Value

## **7. Other Implications**

- 7.1. There is a low risk that the capital receipts anticipated, as a result of declaring properties surplus, may not be realised if, for reasons outwith the Council's control, the purchasers choose not to proceed with the transactions. However, the procedures and consultations described in Sections 3 and 9 of this report have been implemented to minimise this risk.

## **8. Climate Change, Sustainability and Environmental Implications**

- 8.1. There are no issues in relation to climate change, sustainability and environment contained within this report.

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

- 9.1. 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.
- 9.2. Consultation was undertaken with Planning, Roads, Legal, and Housing Services.

**Daniel Lowe**

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

1 March 2021

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

- ◆ Achieve results through leadership, good governance and organisational effectiveness

## **Previous References**

- ◆ Executive Committee

## **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:-

Frank McCafferty, Head of Property Services

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email: [frank.mccafferty@southlanarkshire.gov.uk](mailto:frank.mccafferty@southlanarkshire.gov.uk)

## APPENDIX A

### TRANSFERS

Area	Description	Previous Account	New Holding Account	Transfer	Value Band
770 sqm	Land at Summerlee Road, Larkhall	Enterprise	Education	Immediate	4
436 sqm	Open space, Thornton Road, Kirkmuirhill	Housing	Education	Immediate	4

#### Value Bands

1 – over £1 million

2 – £500,000 to £999,999

3 – £100,000 to £499,999

4 – less than £100,000

## APPENDIX B

### DECLARE SURPLUS

Area	Description	Holding Account	Proposal	Value Banding
62 sq m	5 Ashburton Park, East Kilbride	Enterprise	Garden ground	4
93 sq m	17 Davidson Lane, Carluke	Housing	Garden ground	4

#### Value Bands

1 – over £1 million

2 – £500,000 to £999,999

3 – £100,000 to £499,999

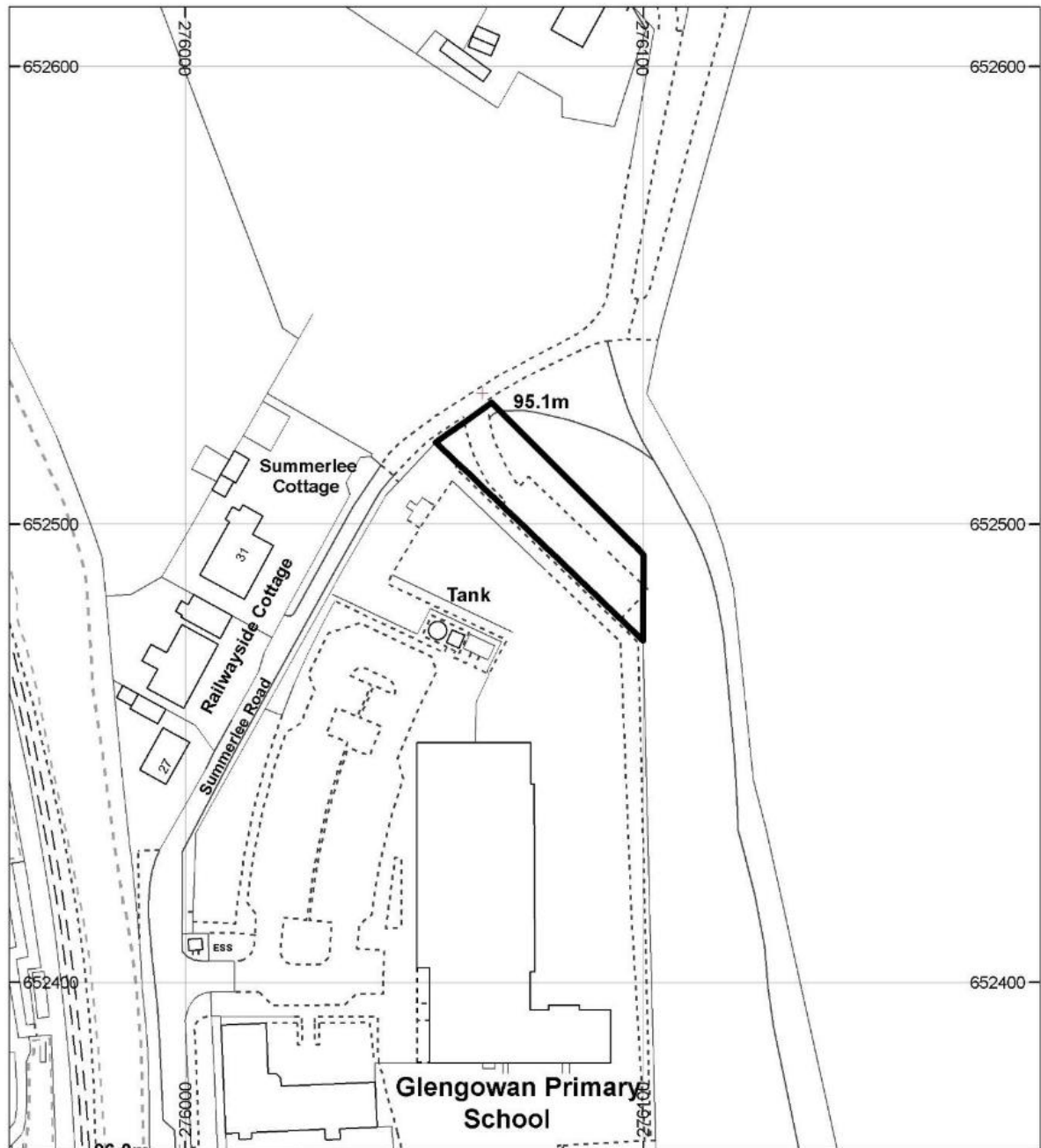
4 – less than £100,000

## LOCATION PLAN - For Committee Purposes Only

Land at Glengowan Primary School  
Summerlee Road, Larkhall



### PROPERTY SERVICES



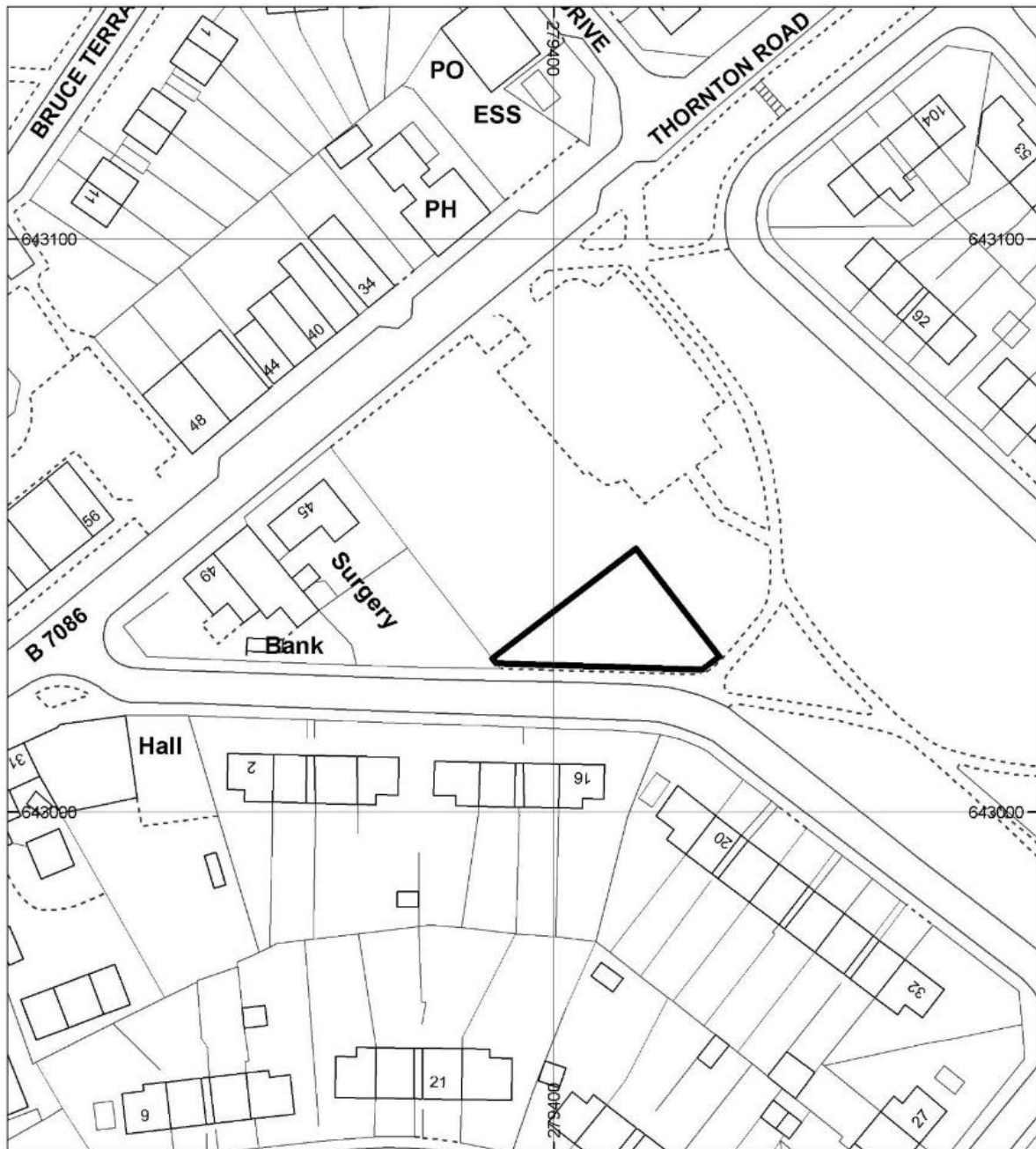
Contents outlined in Black 770 square metres or thereby.

# LOCATION PLAN - For Committee Purposes Only

Additional Land at Thornton Road  
Kirkmuirhill



## PROPERTY SERVICES



Contents outlined in Black 436 square metres or thereby.