

# Report

Report to:	<b>Executive Committee</b>
Date of Meeting:	<b>2 March 2022</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:-

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

## 2. Recommendation(s)

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

- (1) that land and property identified in Appendix A be reallocated as detailed
- (2) that the land detailed in Appendix B, which will be the subject of a negotiated transaction, 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. Recommendations are made following the 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, 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 Transactions

- 4.1. Housing Services have undertaken an initial development assessment on the site of former Social Work facility at McWhirter House, 110 Raploch Street, Larkhall, and have requested that it be transferred from the Social Work Account to the Housing Revenue Account (HRA) for inclusion in the New Council Housing Programme.
- 4.2. As noted in a report to Council on COVID-19 Recovery Arrangements and Service Reintroduction at its meeting on 22 September 2021, the introduction of more agile ways of working will lead to a reduction in the floorspace requirements for office

accommodation. On the basis of this, Montrose House, 154 Montrose Crescent, Hamilton is now considered surplus to operational requirements.

- 4.3. It is, therefore, recommended that the property be transferred to the Corporate Land Bank to allow it to be marketed and establish commercial interest.

## **5. Non Bulletin Disposals**

- 5.1. Appendix B details a negotiated transaction where the land requires to be declared surplus in order that Property Services can conclude negotiations for its disposal. The land formerly comprised residential lock ups and the land is held partly in the Housing Revenue account and partly in the General Services account (Community and Enterprise).
- 5.2. The site has been identified in the Strategic Housing Investment Plan 2022-2027 as being of a high strategic priority for development. Housing Services entered into discussions with East Kilbride Housing Association (EKHA) who have obtained planning permission to develop the site as 18 units suitable for older persons. The Scottish Government has allocated resources from the Affordable Housing Supply Programme to EKHA for the acquisition of this site, and towards development costs, within the current Strategic Local Plan Agreement. The proposal is that the site would be sold at an agreed price and discussions are ongoing.
- 5.3. The area of land at 12 McCallum Avenue, Rutherglen is currently within the extents of the Social Work facility, David Walker Gardens, Rutherglen. The adjacent property at 2 McCallum Avenue was sold by the Council and has planning consent for the conversion and alteration of the former school annexe and janitor's house to form 8 flatted dwellings with associated parking accessed via the parking area for the facility.
- 5.4. The owners of the former school annexe approached the Council seeking to acquire an area of grassed embankment to relocate the proposed bin storage area associated with the redevelopment of the property. Following consultations and a site meeting, Social Work Resources have confirmed that they have no objection to the sale of this area of land, subject to some minor conditions which will be included within the terms of the sale.
- 5.5. The Committee is asked to approve the recommendation that these areas of land be declared surplus to Council requirements in order that Property Services can conclude negotiations for their disposal.

## **6. Employee Implications**

- 6.1. There are no employee implications.

## **7. Financial Implications**

- 7.1. Capital receipts for both General Services and Housing Revenue Accounts will be secured through the disposals identified in this report.

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

- 8.1. There are no implications for climate change, sustainability or the environment in terms of the information contained 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 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.

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

- 10.1. 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.
- 10.2. 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.

**Daniel Lowe**

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

16 February 2022

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

- ◆ Achieve efficient and effective use of resources

### **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:-

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## BULLETIN TRANSFERS

### APPENDIX A

Area	Description	Previous Account	New Holding Account	Transfer	Value Band
5,685 sq m	Former McWhirter House, 110 Raploch Street, Larkhall	Social Work	Housing Revenue	Immediate	3
6,466 sq m	Montrose House, 154 Montrose Crescent, Hamilton	Corporate Resources	Corporate Land Bank	Immediate	2

### APPENDIX B

## NON BULLETIN DISPOSALS

Area	Description	Holding Account	Proposal	Estimated Receipt
2,356 sq m	Bosfield Corner/Highfield Place, East Kilbride	Housing/Community Resources	Sale to nominated RSL	£300,000
91 sq m	12 McCallum Avenue, Rutherglen	Social Work Resources	Sale to adjoining owner	£5,000

#### Value Bands

- 1 – over £1 million
- 2 – £500,000 to £999,999
- 3 – £100,000 to £499,999
- 4 – less than £100,000