

# Report

Report to:	<b>Executive Committee</b>
Date of Meeting:	<b>25 August 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

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 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. Clyde Terrace Bothwell - Nursery

4.1.1. Education Resources have a requirement for a new Nursery in Bothwell and having, considered potential sites, have identified the gap site at Clyde Terrace, Bothwell as suitable. The land, shown on the attached plan, is held by Housing and Technical Resources (HRA) 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).

4.1.2. Transfers of land and Property from (and to) the Housing Revenue Account require to be done at Market Value, reflecting the development potential. However, the subjects are encumbered by an electricity sub-station and associated apparatus, which require to be relocated and also suffer from contamination which requires to be treated, removed and disposed. The associated costs would outweigh any value in the land and it is, therefore, appropriate to transfer the land at a nominal value.

4.2. 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. Given the existence of the electricity sub-station and adverse ground conditions affecting the site it is recommended that in this instance the value is nominal.

## **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)**

28 July 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:-

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## APPENDIX A

### TRANSFERS

Area	Description	Previous Account	New Holding Account	Transfer	Value Band
1,650 sq m	Land at Clyde Terrace, Bothwell	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
803 sq m	Wilkie Road, Uddingston	Community/Enterprise	Access to development site	4
45 sq m	2 Loch Loyal, East Kilbride	Community/Enterprise	Garden Ground	4
111 sq m	2 Cloverhill View, East Kilbride	Community/Enterprise	Garden Ground	4
2 sq m	15 Dryburgh Hill, East Kilbride	Community/Enterprise	Disabled Access	4
39 sq m	83 Machan Road, Larkhall	Housing	Garden Ground/Driveway	4
9 sq m	12 Ullswater, East Kilbride	Housing	Garden Ground	4
97 sq m	2 Sutherland Street, Blantyre	Housing	Garden Ground	4
35 sq m	39 Watson Street, Larkhall	Housing	Garden Ground	4

#### Value Bands

1 – over £1 million

2 – £500,000 to £999,999

3 – £100,000 to £499,999

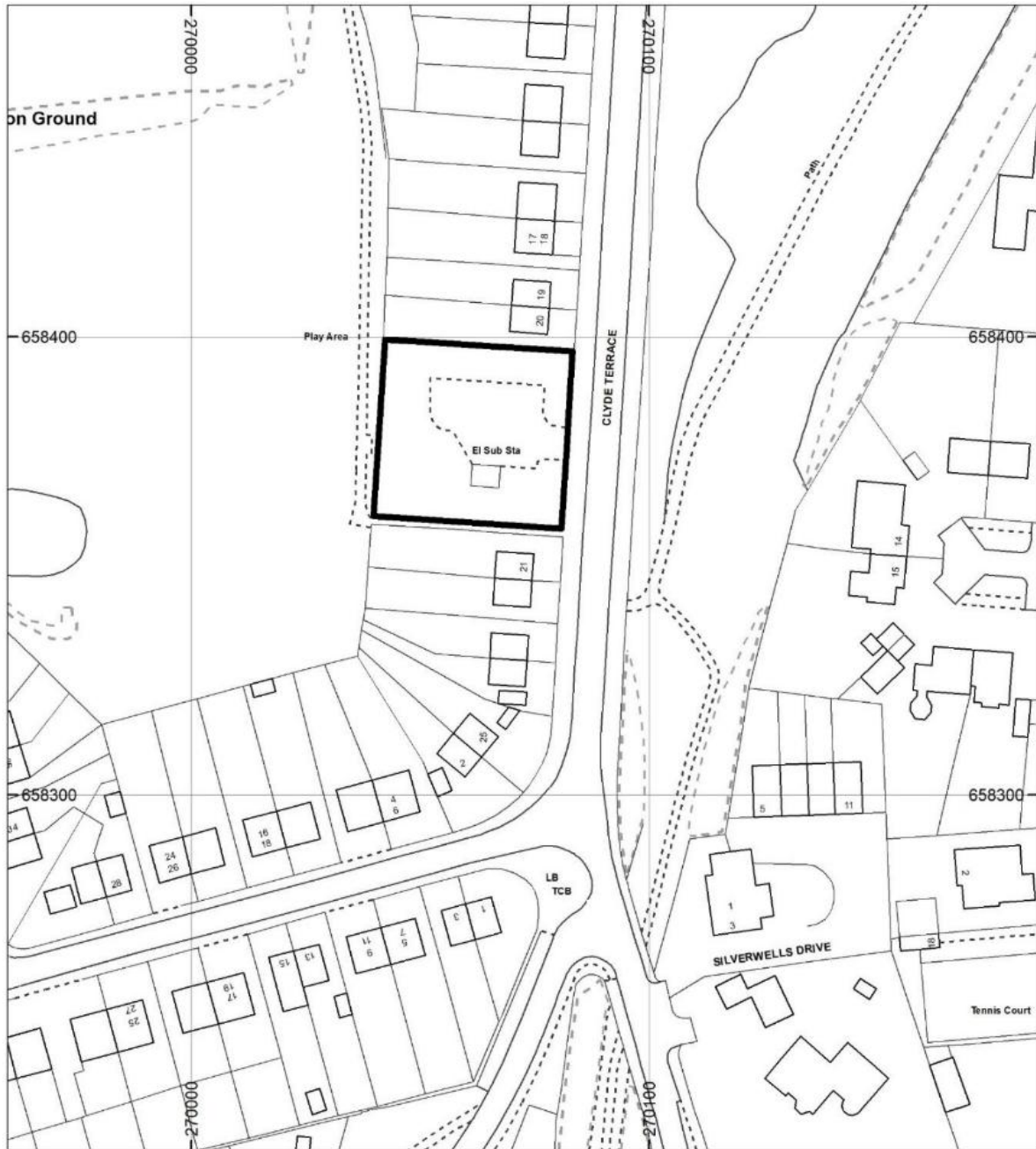
4 – less than £100,000

# LOCATION PLAN - For Committee Purposes Only

Land at Clyde Terrace  
Bothwell



## PROPERTY SERVICES



Contents outlined in Black 1650 square metres or thereby.