

Report

Report to:	Executive Committee
Date of Meeting:	2 February 2022
Report by:	Executive Director (Housing and Technical 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:-

- ♦ 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. Housing Services have undertaken development assessments on two sites, which were included in previous Property Bulletins, and have now requested that these be transferred from the General Service Account to the Housing Revenue Account (HRA) for inclusion within the Housing New Build Programme. The exact date of transfer is still to be agreed. The relevant sites are:-
 - Former Hollandbush Nursery (now demolished), Mill Road, Hamilton
 - Former Home, Kirkton House, Main Street, High Blantyre

5. Minor Disposals

- 5.1. The schedule shown within Appendix B 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 approve the recommendation that these areas of land are declared surplus to the Council requirements in order that the Estates Section can conclude negotiations for their disposal.

6. Employee Implications

- 6.1. There are no employee implications.

7. Financial Implications

- 7.1. In terms of Scottish Government Guidance, a disposal of land to and from the Housing Revenue Account must be done at the best consideration that the site could reasonably be expected to achieve. The value and date of transfer will be dependent on Demolition costs and Funding.
- 7.2. The minor disposals will generate capital receipts for the Housing Revenue Account and General Services account respectively.

8. Other Implications

- 8.1. 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.

9. Climate Change, Sustainability and Environmental Implications

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

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 Planning, Roads, Legal, and Housing Services.

Daniel Lowe

Executive Director (Housing and Technical Resources)

5 January 2022

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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APPENDIX A

TRANSFERS

Area	Description	Previous Account	New Holding Account	Transfer	Value Band
2,201 sq m	Former Hollandbush Nursery, Mill Road, Hamilton	Education	Housing Revenue Account	2021-22	3
5,662 sq m	Kirkton House, Main Street, High Blantyre	Social Work	Housing Revenue Account	2021-22	3

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
108 sq m	41 Covenant Crescent, Larkhall	Housing	Garden Ground	4
6 sq m	6 Braidley Crescent, East Kilbride	Housing	Garden Ground	4
211 sq m	Springbank House, West Mains Road, East Kilbride	Community & Enterprise	Access/Garden Ground	4
129 sq m	72 Hillview Drive, Blantyre	Housing	Garden Ground	4
98 sq m	78 Union Street, Hamilton	Community & Enterprise	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