

Report

Report to:	Executive Committee
Date of Meeting:	16 December 2020
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Land and Property Transfers and Disposals
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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. Cruachan Road, Springhall and Eastfield Road, Carluke
 - 4.1.1. Education Resources have undertaken a feasibility and established that these sites are suitable for nursery provision. It is recommended that these are transferred to the Education Resources account for operational use.
- 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 and it is, therefore, proposed that the sites in Appendix A 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 were consulted through the Area Property Groups.

Daniel Lowe

Executive Director (Housing and Technical Resources)

26 November 2020

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
4,019 sqm	Open Space, Cruachan Road, Rutherglen	Housing	Education	Immediate	4
4,740 sqm	Open space, Eastfield Road, Carluke	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
109 sq m	132 Balmore Drive, Hamilton	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