

## **EAST AYRSHIRE COUNCIL**

### **CABINET REPORT – 14 JANUARY 2009**

#### **FORMER SOCIAL WORK OFFICE AND CLEANSING/PARKS DEPOT, 24 HIGH STREET, STEWARTON**

##### **Report by Executive Head of Finance and Asset Management**

## **1 PURPOSE OF REPORT**

1.1 To seek Cabinet approval to;

- (a) Reallocate the site of the former depot to the rear of 24 High Street, Stewarton;
- (b) Dispose of the former Social Work offices at 24 High Street, Stewarton on the open market.

## **2 BACKGROUND**

2.1 The former Cleansing/Parks Depot located to the rear of 24 High Street, Stewarton shown cross hatched on the attached plan, was declared surplus to requirements by the Community Services Committee on 19<sup>th</sup> September 2001 and referred to the then Director of Development Services to deal with in accordance with Council procedures.

2.2 Due to the location of the property and configuration of the site there was limited potential for an alternative use or marketability at the time the subjects were declared surplus and therefore it was determined that the buildings should be demolished to reduce ongoing costs pending a decision on the future of the site.

2.3 The Social Work Committee at its meeting of 22<sup>nd</sup> March 2007 declared the offices at 24 High Street, Stewarton, shown hatched on the attached plan, surplus to the requirements of the department of Educational and Social Services and referred the property to the Acting Executive Director of Development and Property Services for disposal or reallocation in accordance with Council policy.

## **3 CURRENT POSITION**

3.1 Neighbourhood Services (Roads and Transportation Division) have identified that there is a requirement to provide additional off-street parking within Stewarton following an increase in park and ride at Stewarton Train Station and the construction of the new Stewarton Area Centre on the "overspill" car park at Avenue Square.

3.2 Initially it was considered that the combined site of the former office and depot would be suitable for the provision of off-street parking.

3.3 Following a site visit by the Chief Executive and local Members concern was raised that demolition of the building would be detrimental to the urban environment by

adversely affecting the streetscape of a prominent central location within the town. It was considered that retention of the building and disposal on the open market was the most appropriate option for the future of the building. In addition the adjoining house owner had expressed concern over the proposal to demolish the building as she was concerned that this would affect the structural stability of her property. A detailed structural survey will be commissioned to provide assurance that the adjoining wall is structurally sound and this will be shared with the adjoining owner with any remedial works required being carried out if appropriate.

**3.4** It is proposed therefore that the former depot site be reallocated to Neighbourhood Services for the construction/formation of off-street public car parking and that the former Social Work offices be marketed for sale by tender, in accordance with Council procedures.

**3.5** The construction of the new Area Centre resulted in the loss of 34 parking spaces. The proposed new car park together with the previously approved Park and Ride facility should provide up to 90 new spaces.

#### **4 FINANCIAL IMPLICATIONS**

**4.1** The disposal on the open market of the former Social Work office will generate a capital receipt which will be credited to the General Services Account.

**4.2** The reallocation of the site of the former depot, which is held under the General Services Account, will be recorded and accounted for at the market value which is estimated to be £22,000 within the fixed asset register of the Council.

#### **5 LEGAL IMPLICATIONS - NIL**

#### **6 POLICY IMPLICATIONS**

**6.1** The proposed disposal and reallocation as outlined above is in accordance with Council Policy.

#### **7 COMMUNITY PLANNING IMPLICATIONS**

**7.1** Throughout the process the aims and objectives of the Community Plan have been taken into account.

#### **8 ASSET MANAGEMENT IMPLICATIONS**

**8.1** The proposed reallocation and disposal meet the Council's policy objectives in respect of Asset Management which will not adversely impact on the Council's property portfolio and will improve service delivery in relation to public car parking provision within Stewarton.

## **9. RECOMMENDATION**

**9.1** It is recommended that Cabinet;

- (a) approve the reallocation of the site of the former Cleansing/Parks Depot at 24 High Street, Stewarton, shown cross hatched on the attached plan, to Neighbourhood Services (Roads and Transportation Division) for the construction/formation of a public off-street car park; and
- (b) authorise the Executive Head of Finance and Asset Management to undertake a disposal of the former Social Work premises at 24 High Street, Stewarton on the open market for sale by tender.

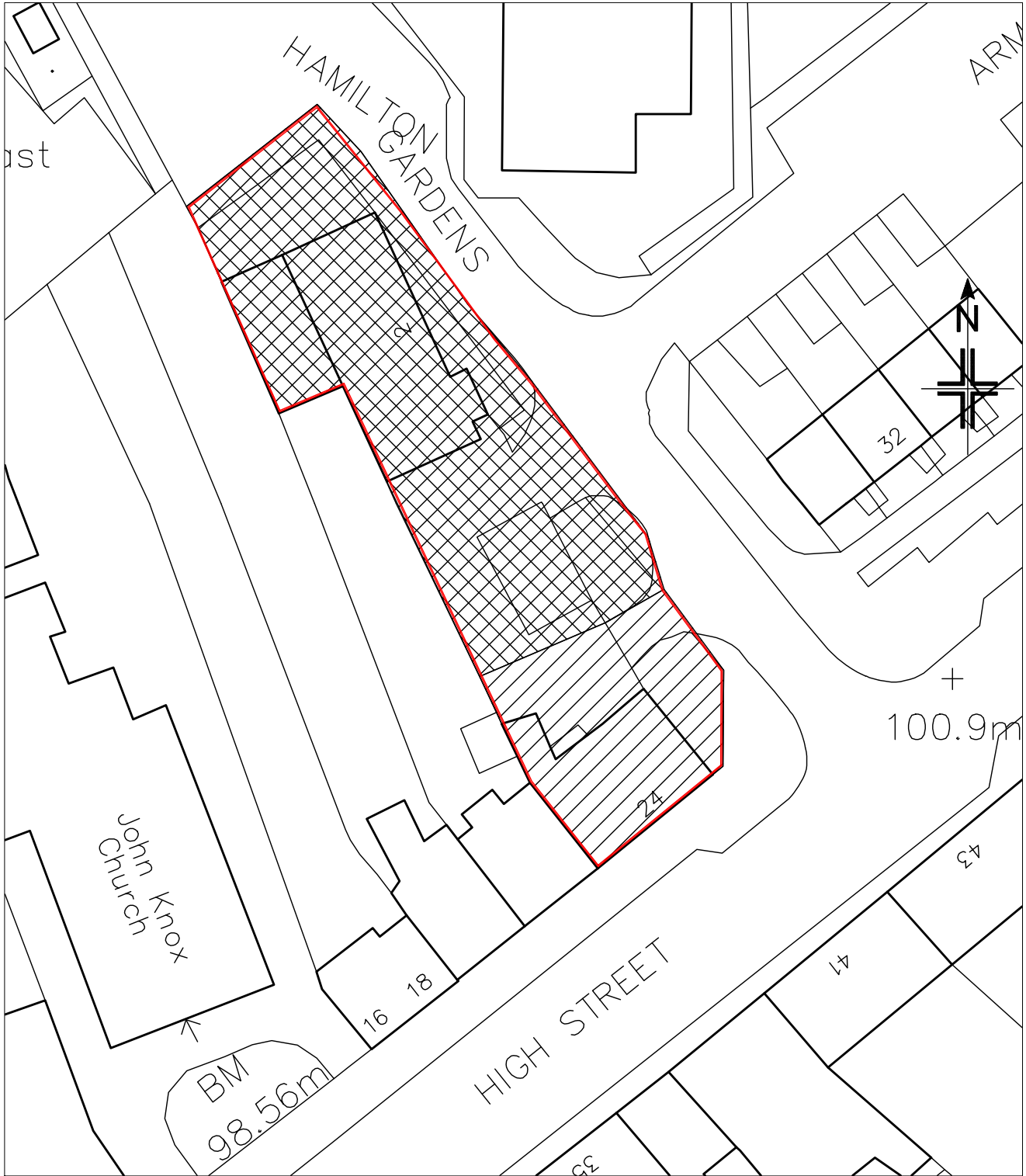
**Alex McPhee**  
**Executive Head of Finance & Asset Management**

### Background Papers

1. Community Services Report – 19<sup>th</sup> September 2001.
2. Social Work Committee Report – 22<sup>nd</sup> March 2007.

Implementation Officer: Iain Edenborough, Principal Estates Surveyor, Tel: 01563 576189

# CABINET REPORT PLAN



Contents within the area hatched black :  
 296 square metres (0.073 acres) or thereby.  
 Contents within the area crosshatched :  
 795 square metres (0.196 acres) or thereby.

TITLE

SURPLUS GROUND  
 24 HIGH STREET  
 STEWARTON



**East Ayrshire**  
 council

## LAND SURVEY

Alexander McPhee ACMA  
 Head of Finance and  
 Asset Management

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