

EAST AYRSHIRE COUNCIL

CABINET– 21 MAY 2008

SURPLUS PROPERTY

Report by Executive Head of Finance and Asset Management

1. PURPOSE OF REPORT

- 1.1 This report proposes action to demolish certain properties which have been declared surplus and for which there is no current foreseeable use.

2. BACKGROUND

- 2.1 There are a number of properties owned by the Council which have been declared surplus and for which no alternative use has been proposed or is likely to be proposed. These buildings require regular inspection to maintain insurance cover but repairs are only carried out when a danger to the public becomes evident. The fabric of the buildings deteriorates over time and the non-occupation tends to attract vandalism.

3. PROPOSAL

- 3.1 Best practice in asset management indicates that buildings which have reached the end of their operational life should be demolished and the sites re-used, marketed or tidied up .
- 3.2 It is proposed that the buildings shown in the attached appendix are demolished with the associated resulting action shown.
- 3.3 This action is in line with the encouragement the Council has been giving to other property owners to remove derelict property in order to promote regeneration and to improve the environment.

4. FINANCIAL IMPLICATIONS

- 4.1 The demolition of the properties will reduce costs associated with inspection and essential repair.
- 4.2 The cost of demolition will be met from the Asset Management budget.

5. POLICY/LEGAL IMPLICATIONS

5.1 COMMUNITY PLANNING IMPLICATIONS

The demolition of the properties will contribute to the objective of Improving the Environment.

5.2 RISK MANAGEMENT IMPLICATIONS

The removal of these buildings will reduce risks to the public associated with derelict buildings.

6. RECOMMENDATION

It is recommended that Members approve the actions outlined in the appendix to this report.

Alex McPhee
Executive Head of Finance & Asset Management

AMcP/JB
8 May 2008

LIST OF BACKGROUND PAPERS Nil

Members wishing further information should contact:
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PROPERTIES PROPOSED FOR DEMOLITION

Establishment Name:	Street	Town	Declared Surplus	Proposal
Former Barr Youth & Community Centre	Station Road	Galston	31/03/05	Utilise cleared site for replacement community facility for Galston as indicated in the Capital Plan subject to consultation with relevant stakeholders
Former Longpark Community Centre	60 Innellan Drive	Kilmarnock	24/08/04	Circulate availability of cleared site first within the council and, if no interest, market externally.
Former Rosebank Cabin	Rosebank Place	Kilmarnock	25/05/04	Circulate availability of cleared site first within the council and, if no interest, market externally.
Former Hillbank Nursery (Main Building)	Hill Street	Kilmarnock	30/01/07	Circulate availability of cleared site first within the council and, if no interest, market externally.
Former Public Conveniences	Sandbed Street	Kilmarnock	28/05/97	Tidy up cleared site.
Former Public Convenience	Old Street	Kilmarnock	28/50/97	Tidy up cleared site
Former Public Convenience	Loudoun Road	Newmilns	09/03/98	Tidy up cleared site



Former Barr Youth & Community Centre – Station Road - Galston



Former Longpark Community Centre – 60 Innellan Drive - Kilmarnock



Former Rosebank Cabin – Rosebank Place - Kilmarnock



Former Hillbank Nursery (Main Building) – Hill Street - Kilmarnock



Former Public Conveniences – Sandbed Street - Kilmarnock



Former Public Conveniences – Old Street - Kilmanrock



Former Public Convenience – Loudoun Road - Newmilns