

## **EAST AYRSHIRE COUNCIL**

**CABINET – 27<sup>TH</sup> AUGUST 2008**

### **INSTITUTE HALL AND TOWN HOUSE, STEWARTON**

#### **Report by the Executive Head of Finance and Asset Management and Executive Director of Neighbourhood Services**

#### **1 PURPOSE OF REPORT**

- 1.1 To declare surplus to requirements the Institute Hall and Town House in Stewarton shown on the attached plan for the purpose of a disposal on the open market in the case of the Institute Hall and internal transfer to Educational and Social Services, Social Services Division, in the case of the Town House.

#### **2 BACKGROUND**

- 2.1 The new Area Centre in Stewarton will provide Library, Community Hall, Police Office and Local Office facilities. The facilities currently provided in the Institute Hall will all be replaced in the Area Centre and the Police accommodation in the Town House will also be replaced in the Area Centre.
- 2.2 The facilities in the Town House will be converted for Social Services use and existing community use by the Stewarton Community Council and the Historical Society will be retained.

#### **3 PRESENT POSITION**

- 3.1 The Executive Director of Neighbourhood Services has confirmed that the Leisure Division has no operational requirement for the subjects and therefore recommends that they should be declared surplus to operational requirements.
- 3.2 The Institute Hall has no alternative uses for Council Services and therefore its disposal on the open market is the recommended option.
- 3.3 The Town House supports some community use and will also convert into Day Care and locality staff use accommodation for use by Social Services, therefore the building should be retained but should transfer to the Educational and Social Services Department. The new Town House facility will allow the Social Work day care and locality team service to expand and develop within the local area to support local and national policies of changing the balance of care to support older people in the community.

#### **4 FINANCIAL IMPLICATIONS**

- 4.1 The release of the Institute Hall for a disposal on the open market will enable the Council to generate an Estimated Capital Receipt of £100,000 for the General Services account. The Town House is valued at £175,000 however as this will continue to be held on the General Services Account no receipt will be recognised.

4.2 The Executive Director of Educational and Social Services is currently considering the detailed revenue implications arising from the proposed delivery of services from the Town House facility and any additional pressures will require to be presented to Members for consideration within the overall 2009/10 revenue budget process.

## **5 LEGAL IMPLICATIONS**

5.1 Legal Services have confirmed that there are no onerous title conditions which would prevent the disposal on the open market of the Institute Hall or the transfer of the Town House to the Social Work Division of Educational and Social Services.

## **6 POLICY AND COMMUNITY PLANNING IMPLICATIONS**

6.1 It is normal Council policy to advertise buildings and land for sale on the open market unless there special reasons to do otherwise.

6.2 It should be noted that in the event that the proposed disposal does not proceed, the subjects will revert back to the General Services Account and the Finance and Asset Management portfolio.

6.3 There are no community planning implications arising directly from this report

## **7 ASSET MANAGEMENT IMPLICATIONS**

7.1 As detailed in 3.3, the proposed disposal and transfer meet the Council's policy objectives in respect of asset management and will not adversely impact on the Council's property portfolio and ability to ensure service delivery.

## **8 CONCLUSIONS**

8.1 The subjects are not required for operational purposes and should be declared surplus to requirements for the purpose recommended.

## **9 RECOMMENDATIONS**

9.1 That the Institute Hall and Town House, Stewarton as shown hatched on the attached plan be declared surplus for the purpose of:

- i) a disposal on the open market in the case of the Institute Hall and
- ii) internal transfer to Educational and Social Services in the case of the Town House

William Stafford  
Executive Director of  
Neighbourhood Services

Alex McPhee  
Executive Head of Finance  
and Asset Management

WS / JAG

7<sup>th</sup> August 2008

**BACKGROUND PAPERS - NIL**

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# CABINET REPORT PLAN



East Ayrshire  
COUNCIL

Title: Stewarton Institute Hall  
shown hatched black  
8-12 Avenue Square - Townhouse shown crosshatched black

DATE: 30/07/2008

MAP REFERENCE: NS4145NE

SCALE: 1:500

