

EAST AYRSHIRE COUNCIL

GOVERNANCE & SCRUTINY COMMITTEE - 18 DECEMBER 2009

CONCLUDED PROPERTY TRANSACTIONS

Report by the Executive Head of Finance and Asset Management and the Solicitor to the Council

1. PURPOSE OF REPORT

- 1.1 The purpose of this report is to provide, for information, details of disposals and acquisitions by the Council of land or buildings which have been concluded during the six month period from 1 April 2009 to 30 September 2009 with the exception of Council Houses sold in terms of the Right to Buy Legislation contained within the Housing (Scotland) Act 1987 as amended and loft space disposals.

2. BACKGROUND

- 2.1 Decisions to declare land or buildings surplus to requirements for the purpose of disposal can be made either by officer delegation, where the disposal is on a negotiated basis and the value of the asset is below an agreed threshold, or by Cabinet, where the disposal is on a negotiated basis and the value of the asset is above an agreed threshold and where the disposal is to be subject to an open market exercise. Similarly decisions to acquire property in support of identified policy objectives require Cabinet Authority. Thereafter finalised decisions on the details of disposals or acquisitions are made either by officer delegation where the value of the asset is below an agreed threshold or alternatively where the value of the asset is above an agreed threshold by Cabinet.
- 2.2 It is appropriate that Elected Members are provided following conclusion of all authorised disposals and acquisitions with full details of the concluded transactions the purpose of the disposal or acquisition, the sale or purchase price and the identify of the purchaser or seller. A bi-annual report is accordingly submitted to this Committee detailing respectively the disposals and acquisitions which have been concluded in the six month period between 1 April and 30 September and in the six month period between 1 October and 31 March. The bi-annual reports detail the price paid at settlement and do not take of account of post settlement adjustments
- 2.3 This report covers the period 1 April 2009 to 30 September 2009 and details of the disposals and acquisitions concluded by the Council within this period are as shown on Appendix 1 and Appendix 2 respectively.

3. FINANCIAL /LEGAL/POLICY/COMMUNITY PLANNING IMPLICATIONS

- 3.1 None arising directly from this Report.

4. RECOMMENDATION

4.1 The Committee is asked to note the report and Appendix 1 and 2 thereof.

Alex McPhee
Executive Head of Finance and
Asset Management

David Mitchell
Solicitor to the Council

LIST OF BACKGROUND PAPERS

Nil

Any person wishing further information about the contents of this report or further details about any of the reported transactions please contact Sam McVie on Tel No (01563) 576199 or Anna Gallagher on Tel No (01563) 576170

APPENDIX I

<u>Sold Property</u>	<u>Proposed Use</u>	<u>Negotiated/marketed disposal</u>	<u>Cabinet History/Officer Delegation</u>	<u>Purchaser</u>	<u>Price</u>	<u>Date of Sale</u>
22/24 High Street, Stewarton	Existing Uses Planning	Marketed	Committee Surplus declaration/Delegated Terms	Colin J Devenney & Mrs Mary Carol Devenney	£ 68, 125	17/07/09
Unit 12 Glaisnock Shopping Centre, Cumnock	Existing Uses Planning	Negotiated	Cabinet Authority	Farmfoods Ltd	£179,000	13/05/09
Unit 7 Glaisnock Shopping Centre, Cumnock	Existing Uses Planning	Negotiated	Cabinet Authority/Delegated Terms	Kenneth Riddell	£35,000	09/09/09
Unit 8 Glaisnock Shopping Centre, Cumnock	Existing Uses Planning	Negotiated	Cabinet Authority/Delegated Terms	Angus McGrady	£46,000	09/09/09
Unit 4 Glaisnock Shopping Centre, Cumnock	Existing Uses Planning	Negotiated	Cabinet Authority /Delegated Terms	Stewart Duguid & Marlene Duguid	£64,000	07/07/09
Unit 15 Glaisnock Shopping Centre, Cumnock	Existing Uses Planning	Negotiated	Cabinet Authority /Delegated Terms	Malcolm Ross	£59,000	15/06/09
Area of ground at Littlemill Road, Drongan	Residential Development for Social Rented & other affordable Housing	Negotiated	Committee Authority	Irvine Housing Association Limited	£110,000	02/09/09

20 Craigens Road, Cumnock	Residential	Marketed	Delegated Terms	J & L Todd	£28,000	25/09/09
Annandale Works, Kilmarnock	Subject to Planning	Negotiated	Delegated Terms	Philip & Joyce Smith	£5,000	11/09/09
Land at 6 Portland Brae, Hurlford	Garden ground	Negotiated	Delegated Terms	Elizabeth Meikle	£900	11/08/09
Land at 1 Bank Avenue, Cumnock	Garden Ground	Negotiated	Delegated Terms	David and Constance Gibson	£3,400	08/06/09

APPENDIX 2

<u>Purchased Property</u>	<u>Proposed Use</u>	<u>Negotiated /Marketed Acquisition</u>	<u>Committee History/Officer Delegation</u>	<u>Seller</u>	<u>Price</u>	<u>Date of Purchase</u>
Parts of Bed & Banks of Glaisnock Water & Part of Solum of Greenholm, Cumnock	Town Centre Regeneration Project	Negotiated	Committee/Cabinet Authority/Delegated Terms	Dumfries Partnership	£90,000	3/04/09
Ground at Richmond Terrace, Cumnock	Existing housing Use (Title Regularisation)	Negotiated	Cabinet Authority	Dumfries Partnership	£515,000	03/04/09
Former Bingo Hall, 56 Glaisnock Street, Cumnock	Negotiated	Negotiated	Cabinet Authority /Delegated Terms	Executors of Jean M. Ward	£60,000	06/05/09
Flat at 62 Townhead Street, Cumnock	Regeneration Project	Negotiated	Cabinet Authority/ Delegated Terms	Jessie Nisbet	£70,000	26/06/09
1 Greenbraes Drive, New Cumnock	Redevelopment	Negotiated	Cabinet Authority/ Delegated Terms	The Trustees of Glasgow Kolliel	£50,000	24/04/09
Ground adjacent to Dalrymple Cemetery	Cemetery Extension	Negotiated	Cabinet Authority/ Delegated Terms	tbc	£4,000	tbc