

EAST AYRSHIRE COUNCIL

GOVERNANCE & SCRUTINY COMMITTEE 2 MAY 2008

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 October 2007 to 31st March 2008 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 the disposal of loft spaces to owner occupiers of former Council Houses.

2. BACKGROUND

- 2.1** In terms of the current scheme of delegation updated as at 6th December 2007 decisions to declare land or buildings surplus to requirements for the purpose of disposal can be made, dependant on the value of the asset, either by officer delegation or by Cabinet. Similarly decisions to acquire property, in support of identified policy objectives, can be made, again dependant on the value of the asset, either by officer delegation or by Cabinet. Thereafter the finalised terms and conditions of disposals or acquisitions are approved, dependant on the value of the asset, either by officer delegation or by Cabinet. Prior to the updating of the current scheme decisions to declare land or buildings surplus to requirements in respect of negotiated disposals, could be made again dependant on value by officer delegation or by Committee or Cabinet with again finalised terms and conditions being approved, dependant on value by officers dependant on value or Committee or 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 will accordingly be 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 2008 .
- 2.3** This report covers the period 1st October 2007 to 31st March 2008 and details the disposals and acquisitions concluded by the Council within this period including details of a Compulsory Purchase Order whereby title has been granted and transferred albeit the respective considerations have still to be finalised and the finalised receipt received in respect of the Local Authorities (Property Transfer) (Scotland) Order 1995 are as shown on Appendix 1.

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 thereof.

Alex McPhee,
Executive Head of Finance and Asset Management

David Mitchell
Solicitor to the Council

21 April 2008

LIST OF BACKGROUND PAPERS

None

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 telephone extension 01563 576199 or Anna Gallagher on telephone extension 01563 576170

APPENDIX I

<u>Sold Property</u>	<u>Proposed Use</u>	<u>Negotiated / Marketed Disposal</u>	<u>Committee History/Officer Delegation</u>	<u>Purchaser</u>	<u>Price</u>	<u>Date of Sale</u>
Ground at 67 Sunnyside Crescent, Mauchline	Garden Ground	Negotiated	Committee surplus declaration/officer delegation on terms	Mr and Mrs Stephen Gardiner	£2,600	29.10.07
1.05 Acres at Shortlees Crescent, Kilmarnock	Affordable Housing Development	Negotiated	Committee surplus declaration/officer delegation on terms	Atrium Homes	£155,000	30.11.07
62 Kennedy Drive, Kilmarnock	Garden Ground	Negotiated	Committee surplus declaration/officer delegation on terms	Mr and Mrs. Colin McHarrtie	£1,300	04.03.08
5419 Square Metres at Amlaird Road, Kilmarnock	Affordable Housing Development	Negotiated	Committee surplus declaration/officer delegation on terms	Atrium Homes	£341,000	31.03.08
106 square metres at Townholm, Newmilns	Industrial use	Negotiated	Committee surplus declaration/officer delegation on terms	Famco Automatic Linkers Limited	£1,636	07.11.07
124 Main Street, Muirkirk	Residential Development	Marketed	Committee surplus declaration and authorisation on terms	West Coast Assets Limited	£121,150	03.03.08
35-37 The Leggate, New Cumnock	Residential Development	Marketed	Committee surplus declaration/officer delegation on terms	DMM and Son Construction Limited	£100,000	10.03.08

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Ground at 11 Avenue Street, Stewarton	Garden Ground	Negotiated	Officer surplus declaration and authorisation on terms	Mrs K Graham	£100	13.03.08
Ground at Doonside Avenue, Patna	NHS Local Unit	Negotiated	Committee surplus declaration and authorisation on terms	Scottish Ministers	£111,474	31.03.08
152 Main Street, Auchinleck	Nursing Home Extension	Marketed	Committee surplus declaration/officer delegation on terms	Mohammed Shafique	£10,000	07.01.08
Units 10-13 Station Road Industrial Estate, Mauchline	Industrial and Commercial Use	Negotiated	Committee surplus declaration/officer delegation on terms	A and V J Levy	£55,000	11.01.08.
Block 2, Units 3-4 Thistle Park Industrial Estate, Cumnock	Industrial and Commercial Use	Negotiated	Committee surplus declaration and authorisation on terms	JH Yates and Sons Limited	£120,000	21.12.07
Strathclyde House, India Street, Glasgow	Disposal by Glasgow City Council of disaggregated SRC Asset	Negotiated Agreement between unitary authorities re method of sale and distribution of proceeds	Authority in terms of Local Authorities (Property Transfer) (Scotland) Order 1995 and Minute of Agreement	The Elphinstone Group	£ 80,642 (EAC Share of larger receipt)	12.10.08 (funds credited to capital account)

<u>Sold Property</u>	<u>Proposed Use</u>	<u>Negotiated / Marketed Disposal</u>	<u>Committee History/Officer Delegation</u>	<u>Purchaser</u>	<u>Price</u>	<u>Date of Sale</u>
Units 1-4 and 9A/B Station Road Industrial Estate	Industrial and Commercial Use	Negotiated	Committee surplus declaration and authorisation on terms	David J Stewart and Patrick J Keegan	£105,000	05.12.08
Unit 33, Station Road, Industrial Estate	Industrial and Commercial Use	Negotiated	Committee and officer surplus declaration/officer authorisation on terms	Miller Steels 2000 Limited	£98,000	03.12.07
Gap Site at 6-14 and 24-26 Strand Street, Kilmarnock	Town centre regeneration project proposed hotel use	Negotiated	Committee surplus declaration and authorisation on terms	Klin Holdings Limited	To equate with acquisition price subject to agreed maximum of £30,000.	18.03.08 (title transferred)

<u>Purchased Property</u>	<u>Proposed Use</u>	<u>Negotiated /Marketed Acquisition /Compulsory Purchase</u>	<u>Committee History/Officer Delegation</u>	<u>Seller</u>	<u>Price</u>	<u>Date of Purchase</u>
14 Manse Place, Galston	Title assembly to support regeneration project	Negotiated	Committee Authorisation subject to District Valuer recommendation on terms	Sean Ryan	£43,000 plus home loss and disturbance	0.2.10.07
10 Manse Place, Galston	Title assembly to support regeneration project	Negotiated	Committee Authorisation subject to District Valuer recommendation on terms	Daniel Paton	£46,000 plus home loss and disturbance	12.10.07
16 Manse Place, Galston	Title assembly to support regeneration project	Negotiated	Committee Authorisation subject to District Valuer recommendation on terms	Bernadette Farren	£46,000 plus home loss and disturbance	12.10.07
86 Chapel Lane, Galston	Title assembly to support regeneration project	Negotiated	Committee Authorisation subject to District Valuer recommendation on terms	Dung Pham	£45,000 plus home loss and disturbance	19.10.07
84 Chapel Lane, Galston	Title assembly to support regeneration project	Negotiated	Committee Authorisation subject to District Valuer recommendation on terms	Paul O'Brien	£46,000 plus disturbance	14.12.07

<u>Purchased Property</u>	<u>Proposed Use</u>	<u>Negotiated /Marketed Acquisition /Compulsory Purchase</u>	<u>Committee History/Officer Delegation</u>	<u>Seller</u>	<u>Price</u>	<u>Date of Purchase</u>
22 Patrick Finn Court, Cumnock	Title assembly to support regeneration project	Negotiated	Committee Authorisation subject to District Valuer recommendation on terms	Domenico Bertellotti	£46,000 plus home loss and disturbance	18.01.08
15 Manse Place, Galston	Title assembly to support regeneration project	Negotiated	Committee Authorisation subject to District Valuer recommendation on terms	Mary H. Nimmo	£45,000 plus home loss and disturbance	28.01.08
36 John Finnie Street, Kilmarnock	Title assembly to support regeneration project	Negotiated	Committee Authorisation /Officer delegation on terms	British Red Cross Society	£30,000	07.01.08
Gap Site at 6-14 and 24-26 Strand Street, Kilmarnock	Title assembly to support regeneration project	Compulsory Purchase Order	Committee Authorisation subject to District Valuer negotiating terms (on going)	Kenneth McLeod and Joseph Laing and Others	Still to be determined	20.02.08 (title transferred)