

EAST AYRSHIRE COUNCIL

GOVERNANCE & SCRUTINY COMMITTEE - 21 NOVEMBER 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 April 2008 to 30 September 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.

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 Committee or 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 Committee or 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 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 identity 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.
- 2.3** This report covers the period 1 April 2008 to 30 September 2008 and details the disposals and acquisitions concluded by the Council within this period are as shown on Appendix 1 and Appendix 2 respectively. It should be noted that the transactions identified in Appendix 1 as having settled in April 2008 have been included in the financial receipts reconciliation for the financial year 2007/2008 and accordingly will not form part of the receipts reconciliation and associated budgetary reporting process for the current financial year.

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.

Alex McPhee,
Executive Head of Finance and Asset Management

David Mitchell
Solicitor to the Council

12 November 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>
Ladeside Road, Kilmaurs	Residential Land	Marketed	Committee/Cabinet surplus declaration/ delegated terms	Happell Developments Limited	£86,000	04/04/08
Patrick Finn Court, Cumnock	Affordable Housing Redevelopment	Negotiated	Committee/Cabinet surplus declaration and authority	Shire Housing Association Limited	£400,000	04/04/08
Meiklewood Road, Kilmarnock	Commercial/ Retail Development	Negotiated	Committee/Cabinet surplus declaration delegated terms	Alan Gillespie	£90,675	01/07/08
8 Wyvis Gardens, Kilmarnock	Garden Ground	Negotiated	Committee/Cabinet surplus declaration – delegated terms	Mr James Logan	£1,200	31/07/85
Galston Road, Hurlford	Garden Ground	Negotiated	Committee/Cabinet surplus declaration/ delegated terms	Mr and Mrs Dunlop	£450	16/05/08
Waterside Industrial Estate, New Cumnock	Extension of existing premises	Negotiated	Committee/Cabinet surplus declaration, delegated terms	Pathhead Bakery Limited	£1,750	09/06/08
CPO Compensation Scot. Govt.	Road widening	Negotiated	Delegated surplus and declaration terms	Transport Scotland	£500 plus interest	05/2008

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Garden Street, Galston	Housing Development	Marketed – Joint Venture with Galston Bowling Club	Committee/Cabinet Surplus declaration and authority	Lumax Homes Limited	£152,250 (£57,593.45) (Council Proportion)	16/08/08
Ayr Road, Dalmellington	Erection of Band Practice Hall	Negotiated	Committee/Cabinet surplus declaration/ Delegated terms	Dalmellington Band	£8,000	02/09/08

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>
36 John Finnie Street, Kilmarnock (first floor former meeting rooms)	Rehabilitation of surrounding area	Negotiated	Committee/Cabinet Authority, Delegated Terms	The British Red Cross Society	£30,000	07/01/08
34 John Finnie Street, Kilmarnock	Rehabilitation of surrounding area	Negotiated	Committee/Cabinet Authority, Delegated Terms	Mr Forbes Watson	£62,500	03/07/08
5 Dunlop Street, Kilmarnock	Rehabilitation of surrounding area	Negotiated	Committee/Cabinet Authority, Delegated Terms	Mrs M Allen and Mr J A M Dickson	£35,000	25/07/08
30 and 32 John Finnie Street, Kilmarnock	Rehabilitation of surrounding area	Negotiated	Committee/Cabinet Authority Delegated Terms	Mr and Mrs Yick Fai Lee	£92,000	01/07/08
46 Townhead Street, Cumnock	Regeneration	Negotiated	Committee/Cabinet Authority, Delegated terms	Mr. J B Mair	£68,000	30/09/08
Ground to rear of 76A/76B Townhead Street	Regeneration	Negotiated	Committee/Cabinet Authority, Delegated responsibilities	Alexander Morton Homes (Scotland) Limited	£500	09/09/08
2 Greenholm Road, Cumnock	Regeneration	Negotiated	Committee/Cabinet Authority, Delegated Responsibilities	William Murphy	£104,000	18/09/08

<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>
Area of Ground at Dunaskin Bridge, Waterside by Dalmellington	Bridge Widening	Negotiated	Committee/Cabinet Authority, Delegated Responsibilities	Roman Catholic Diocese of Galloway	£1	10/04/08
Part of Bed of Dunaskin Burn, Waterside, by Dalmellington	Bridge Widening	Negotiated	Committee/Cabinet Authority, Delegated Responsibilities	The Scottish Coal Company Limited	£1	4/06/08
Two Areas of Ground North Side of A71 From Hurlford to Galston	Flood Prevention	Negotiated	Committee/Cabinet Authority, Delegated Responsibilities	John Morton	£100,000	4/04/08
Two Areas of Ground, Part of Glaisnock Shopping Centre, Cumnock	Regeneration	Negotiated	Committee/Cabinet Authority, Delegated Responsibilities	Dumfries Estates	£367,000	28/04/08