

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 17 MARCH 2004

PROPOSED DISPOSAL OF LAND AT CARRUTHERS PARK, WELLWOOD STREET AND KIRK GREEN, MUIRKIRK

Report by Director of Homes and Technical Services

1 PURPOSE OF REPORT

- 1.1** To request that the Committee declares surplus to requirements land at Carruthers Park, Wellwood Street and Kirk Green, Muirkirk extending in total to 0.38 hectares (0.94 acres) or thereby, shown hatched black on the plan attached, for the purpose of disposal on the open market as individual house plots and authorises the Director of Development Services to market the subjects in accordance with Council procedures.

2 BACKGROUND

- 2.1** Blocks of flats were previously located upon this land but these have been demolished and the sites cleared, leaving grassed open areas.
- 2.2** As the land is held on the Housing Revenue Account, a decision by this Committee on whether the land is surplus to requirements is necessary.

3 CURRENT POSITION

- 3.1** Enquiries have been received from parties wishing to acquire land within Muirkirk for the purpose of building individual houses.
- 3.2** In order to satisfy this demand, it is proposed that the land be sub-divided into individual house plots with access being taken from the existing public roads which adjoin the proposed plots, subject to the proposed layout being approved by the Council's Planning and Roads Divisions as being satisfactory for individual house plots.
- 3.3** It is proposed that the individual house plots be advertised for sale on the open market with offers being invited by tender.
- 3.4** The purchasers of the individual house plots will be responsible for obtaining all statutory consents associated with their development proposals, e.g. planning permission/building warrant.

4 CONSULTATION

- 4.1** The local Member has been consulted and is supportive of this proposal.

5 FINANCIAL IMPLICATIONS

- 5.1** The income received from the sale of the proposed house plots will be a receipt to the Housing Capital Account.

6 POLICY IMPLICATIONS

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

7 LEGAL IMPLICATIONS

- 7.1** As the land is held on the Housing Revenue Account, the consent of the Scottish Ministers to the proposed disposals will be required in terms of Section 12 (7) of the Housing (Scotland) Act 1987.

8 RECOMMENDATION

- 8.1** It is recommended that the Committee:-

- (i) Declare the land surplus to requirements; and
- (ii) Authorise the Director of Development Services to market the land as individual house plots in accordance with Council policy.

James Lavery
Director of Homes and Technical Services
28 February 2004

BACKGROUND PAPERS

Nil

For further information on this report, please contact Sam McVie, Principal Surveyor, Property Unit (Tel: 01563 576099)

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