

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 19 MAY 2004

PROPOSED DISPOSAL OF LAND AT CRAUFURDLAND ROAD, KILMARNOCK

Report by Executive Director of Neighbourhood Services

1. PURPOSE OF REPORT

- 1.1 To request that the Committee declare surplus to requirements two plots of ground extending to 1915 square metres situated in a backland location accessed via a lane between 53 and 55 Craufurdland Road and 1997 square metres situated between 8 and 12 Craufurdland Road (marked Plot 1 and plot 2 respectively on the attached plan) for disposal on the open market and authorise the Director of Development and Property Services to market the subjects in accordance with Council procedures.

2. BACKGROUND

- 2.1 The plots form part of a large local authority housing estate. Plot 1 is the former site of lock up garages and Plot 2 is currently an area of vacant ground.
- 2.2 The areas of ground in question are currently held on the Housing Revenue Account and accordingly any decision to declare the ground surplus to requirements requires the approval of this Committee.

3. DEVELOPMENT PROPOSALS

- 3.1 Enquiries have been received from a company wishing to acquire both areas of land.
- 3.2 In order to satisfy expected demand it is proposed that the plots be advertised for sale on the open market with offers being invited by tender.
- 3.3 The purchasers of the areas of ground will be responsible for obtaining all statutory consents associated with their development proposals, e.g. planning permission/building warrant.
- 3.4 The local member has been consulted and is supportive of this proposal.

4. FINANCIAL IMPLICATIONS

- 4.1 The income received from the sale of the proposed house plots will be a receipt to the Housing Revenue Capital Account

5. LEGAL AUTHORITY/IMPLICATIONS

- 5.1 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.

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. CONCLUSIONS

- 7.1 The development of the areas of land would allow the removal of the burden of maintenance from the Council and secure a capital receipt.

8. RECOMMENDATIONS

- 8.1 The Committee are recommended to:-

- (i) Declare the land surplus to requirements;
- (ii) Authorise the Director of Development and Property Services to market the land in accordance with Council policy; and
- (iii) otherwise note the contents of the report.

William Stafford
Executive Director of Neighbourhood Services

WS/CMCA/GD/LA

28 April 2004

LIST OF BACKGROUND PAPERS

NIL

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