

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 1 NOVEMBER 2006

LAND LOCATED AT DALTON AVENUE/CHURCH HILL, DALMELLINGTON

Report by Executive Director of Neighbourhood Services

1. PURPOSE OF REPORT

- 1.1** To request that Committee declare surplus to requirements an area of land located at the corner of Dalton Avenue/Church Hill, Dalmellington extending to 640 sq m, or thereby, as shown on the attached plan, for disposal on the open market.

2. BACKGROUND

- 2.1** The land forms part of a large local authority housing estate and is currently an area of grassed open space located at the corner of Dalton Avenue/Church Hill, Dalmellington.
- 2.2** Enquiries have been received from parties who have expressed an interest in acquiring the land for residential purposes.
- 2.3** The area of ground in question is held on the Housing Revenue Account and, accordingly, any decision to declare the ground surplus to requirements requires the approval of this Committee.

3 PRESENT POSITION

- 3.1** The Head of Planning Development and Building Standards has confirmed that the land is not identified or safeguarded for any particular development purposed in the adopted East Ayrshire Local Plan and has further confirmed that the land is considered suitable in principle, for the development of one or two houses from a planning policy point of view. The Roads Section has also confirmed that they would have no objections, in principle, to the disposal of the land for residential development.
- 3.2** In order to satisfy expected demand it is proposed that the land be advertised for sale on the open market with formal offers being invited by tender.
- 3.3** The purchaser of the land 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 release of this land will enable the Council to generate a capital receipt for the Housing Capital Account.
- 4.2** The disposal of this area of ground will relieve the Council from all future ground maintenance obligations.

5 LEGAL IMPLICATIONS

- 5.1** As the land is held on the Housing Revenue Account, the consent of the Scottish Ministers to any disposal 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.
- 6.2** Should no satisfactory offer be obtained the land will revert back to the Housing Revenue Account.

7 RECOMMENDATIONS.

- 7.1** It is recommended that Committee:
- (i) agree to declare surplus to requirements 640 sq m, or thereby, of land located at the corner of Dalton Avenue/Church Hill, Dalmellington;
 - (ii) authorise the Executive Director of Development and Property Services to advertise the land for sale on the open market for residential development purposes; and
 - (iii) Otherwise note the contents of this report.

William Stafford
Executive Director of Neighbourhood Services

CMCA/LA

27 September 2006

LIST OF BACKGROUND PAPERS – Nil

For further information on this report, please contact Paddy Gray, Area Housing Manager on Ext. 2887 or Alan Hodge, Surveyor on Ext. 6274

Implementation Officer: Alan Hodge