

## **EAST AYRSHIRE COUNCIL**

### **HOUSING COMMITTEE – 1 NOVEMBER 2006**

#### **LAND LOCATED AT LADESIDE ROAD, KILMAURS**

##### **Report by the Executive Director of Neighbourhood Services**

### **1. PURPOSE OF REPORT**

- 1.1** To request that Committee declare surplus to requirements, an area of land located on Ladeside Road, Kilmaurs extending to 575 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 on Ladeside Road, Kilmaurs.
- 2.2** Enquiries have been received from a number of external 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. CURRENT 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 purposes in the adopted East Ayrshire Local Plan and has further confirmed that they would have no objections to the development of the site for residential purposes from a planning policy point of view. The Head of Roads and Transportation has also confirmed that the Roads Section would have no objections in principle to the disposal of the land for residential development from a Roads policy point of view, subject to parking arrangements complying with the specifications set out in the Roads Development Guide.
- 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 this 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.
- 3.5** The land is not required for operational purposes and could be declared surplus to requirements.

#### **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:
  - a) agree to declare surplus to requirements 575 sq m, or thereby, of land located on Ladeside Road, Kilmaurs;
  - b) authorise the Executive Director of Development and Property Services to advertise the land for sale on the open market for residential development purposes; and
  - c) 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 Gerry Docherty, Area Housing Manager on Ext. 5671 or Alan Hodge, Surveyor on Ext. 6274**

Implementation Officer: Alan Hodge