

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 1 NOVEMBER 2006

PROPOSED DEVELOPMENT SITE – STRUTHERS AVENUE, CROOKEDHOLM

Report by Executive Director of Neighbourhood Services

1 PURPOSE OF REPORT

- 1.1** To request that Committee declare surplus to requirements an area of ground located between 15 and 17 Struthers Avenue, Crookedholm extending to 987 square metres or thereby, as shown on the attached plan, for disposal on the open market.

2 BACKGROUND

- 2.1** The area of ground, formerly a garage site comprises an area of open space situated between 15 and 17 Struthers Avenue, Crookedholm.
- 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 is held on the Housing Revenue Account and, accordingly, any decision to declare the area of ground surplus to requirements requires the approval of this Committee.

3 CURRENT POSITION

- 3.1** The Head of Planning, Development and Building Standards advises that the area is not identified or safeguarded for any particular development purposes in the Adopted East Ayrshire Local Plan and, consequently, has no objections in principle to the sale of the area of land for residential purposes, from a planning policy point of view.
- 3.2** The Head of Roads and Transportation has no objections in principle to the disposal of the land for residential development providing it is limited to two houses, due to the width of the access to the site.
- 3.3** In order to satisfy expected demand it is proposed that the land be advertised for sale on the open market, formal offers being invited by tender.
- 3.4.** The purchasers of the area of land will be responsible for obtaining all statutory consents associated with their development proposals, e.g. planning permission/building warrant.
- 3.5** The local Member has been consulted and offers no objections to the sale of the land.

3.6 The land is not required for operational purposes and could be declared surplus to requirements

4 FINANCIAL IMPLICATIONS

4.1 The disposal of the 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 of all future ground maintenance obligations

5 LEGAL AUTHORITY / IMPLICATIONS

5.1 As the land is held on the Housing Revenue Account, the consent of the Scottish Ministers to a proposed disposal would 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 Capital Account

7 RECOMMENDATION

7.1 It is recommended that Committee:-

- (i) agree to declare surplus to requirements, the plot of ground extending to 987 square metres or thereby;
- (ii) agree to authorise the Executive Director of Development and Property Services to advertise the plot of ground for sale on the open market; and
- (iii) otherwise note the contents of the report.

William Stafford
Executive Director of Neighbourhood Services

CMCA/LA
28 September 2006

LIST OF BACKGROUND PAPERS – Nil.

For further information on this report, please contact John Pickering, Area Manager (Kilmarnock South and Irvine Valley Housing Team) (Tel: 01563 554118); Peter Rose, Surveyor, Property Unit (Tel: 01563 576190).

Implementation Officer: Peter Rose