

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE - 8 NOVEMBER 2000

PROPOSED DISPOSAL OF LAND AT MILL O'SHIELD ROAD , DRONGAN

Report by Director of Homes and Technical Services

1.0 PURPOSE OF REPORT

- 1.1** To request that the committee declares surplus to requirements an area of ground at Mill O'Shield Road, Drongan shown outlined and crossed on the attached plan and note that the Director of Development Service is currently agreeing the terms and conditions of disposal to Ayrshire and Arran Primary Care NHS Trust.

2.0 BACKGROUND

- 2.1** The Emergency Powers Committee of 14 April 2000 agreed in principle to the release of an area of ground adjacent to Mill o' Shield Road, Drongan for the purpose of the construction of the Drongan Resources Centre, a combined healthcare, council and Strathclyde Police facility.
- 2.2** The Policy and Resources Committee of 15 June 2000 agreed a report by the Chief Executive which recommended that the Head of Economic Development in conjunction with the Solicitor to the Council move to dispose to the Primary Care Trust the land required to enable this development to proceed subject to satisfactory title and normal conveyancing procedures. The Solicitor to the Council has confirmed that the land is in the Council's ownership.
- 2.3** Final clarification of the precise extent of the land required is being sought from the Primary Care Trust. The land identified in the attached plan is, however, held on the Housing Revenue Account and accordingly a decision by this Committee on whether the land is surplus to requirements is necessary.

3.0 FINANCIAL IMPLICATIONS

- 3.1** The Policy and Resources Committee of 15 June 2000 agreed that that the area of land required should be disposed of for a nominal consideration to Ayrshire and Arran Primary Care NHS Trust in view of the benefits which will accrue to the Council and to the local community from this project.

4.0 POLICY IMPLICATIONS

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

4.2 It is not considered appropriate to apply this policy in this instance because it is considered that without the Council's direct support for this worthwhile project which will be of considerable community benefit, this development might not have been possible.

5. LEGAL IMPLICATIONS

5.1 The consent of the Scottish Ministers to the proposed disposal is required both in terms of Section 12(7) of the Housing (Scotland) Act 1987 and Section 74(2) of the Local Government (Scotland) Act 1973.

6.0 RECOMMENDATIONS

6.1 It is recommended that:-

- (a) the area of ground in question be declared surplus to requirements;
and
- (b) the committee notes that subject to further detailed discussions, the area of ground required to allow this development to proceed will be disposed to Ayrshire and Arran Primary Care NHS Trust.

James Lavery
Director of Homes and Technical Services
2 November 2000

LIST OF BACKGROUND PAPERS

1. Report to Emergency Powers Committee of 14 April 2000 – "Ayrshire and Arran Primary Care NHS Trust – Modernisation Programme Bids – Drongan and Dalmellington.
2. Report to Policy and Resources Committee of 15 June 2000 – "Development of Primary Health Care Facilities – Drongan and Dalmellington

For further information please contact Peter Rose, Property Section on 01563 576190

Implementation Officer: Robert Paton, Head of Economic Development

AGENDA