

South Ayrshire Council

**Report by Head of Property and Risk
to Leadership Panel
of 29 November 2016**

Subject: Sale of 3 Bellevue Cottages, Ayr

1. Purpose

- 1.1 The purpose of this report is to seek Leadership Panel consent to sell the non-HRA house at 3 Bellevue Cottages, Ayr to Mr Max Rankin. The property is shown hatched in Appendix 1.

2. Recommendation

2.1 It is recommended that the Panel:

- 2.1.1 agrees to the sale of the non-HRA house at 3 Bellevue Cottages, Ayr to Mr Max Rankin for £116,500 subject to the terms and conditions outlined below;**
- 2.1.2 grants authority to conclude the sale to the second highest bidder, Michael John Logg and Eilidh Jean MacMillan MacDonald in the event that the sale to the highest bidder does not complete by 31 March 2017; and**
- 2.1.3 grants delegated authority to the Executive Director – Resources, Governance and Organisation to conclude the sale on these and such other reasonable terms and conditions as appropriate.**

3. Background

- 3.1 The non-HRA house at 3 Bellevue Cottages, Ayr was declared surplus to requirements by the Leadership Panel of 15 March 2016. Housing advised that the property was not suitable for transfer to the HRA.
- 3.2 The building had previously been let out for use as homeless accommodation but it has been vacant since August 2015 as the property was not ideally suited to be used for this purpose.
- 3.3 The house was advertised on the open market by Slater Hogg and Howison who were appointed to sell this property following a tender exercise.

4. Proposals

4.1 A total of 5 offers were received at the closing date which was set for 13 September 2016. Details of these offers are as follows:

4.1.1 Offer from Mr Max Rankin of £116,500 (one hundred sixteen thousand five hundred pounds) Sterling.

4.1.2 Offer from Michael John Logg and Eilidh Jean MacMillan MacDonald of £110,532 (one hundred and ten thousand five hundred and thirty two pounds) Sterling.

4.1.3 Offer from Fort Property Limited of £105,555 (one hundred and five thousand five hundred and fifty five pounds) Sterling.

4.1.4 Offer from Mr and Mrs Spiers of £105,159 (one hundred and five thousand one hundred and fifty nine pounds) Sterling.

4.1.5 Offer from James Mackie and Barbara Wallace of £102,260 (one hundred and ten thousand five hundred and thirty two pounds) Sterling.

4.2 The highest offer contains no unusual or suspensive conditions which should result in a straightforward transaction. Each party will be responsible for their own Legal costs although the purchaser will be liable for any stamp duty incurred. The deadline for completion of the sale to the highest bidder will be no later than 31 March 2017. After this period, if no sale is concluded, a sale to the second highest bidder will be pursued.

5. Legal and Procurement Implications

5.1 The recommendations in this report are consistent with legal requirements. Legal Services will be required to draft formal documentation.

5.2 There are no procurement implications arising from this report.

6. Financial Implications

6.1 A capital receipt of £116,500 to the Capital Account (General Services) in the 2016/17 financial year would be anticipated. There will also be a revenue saving of £500 in terms of running costs upon conclusion of the sale.

7. Human Resources Implications

7.1 Not applicable.

8. Risk

Risk Implications of Adopting the Recommendations

8.1.1 There are no risks associated with adopting the recommendations.

8.2 **Risk Implications of Rejecting the Recommendations**

8.2.1 If not sold, the property will continue to deteriorate and remain a financial burden to the Council.

9. **Equalities**

9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as Appendix 2.

10. **Sustainable Development Implications**

10.1 **Considering Strategic Environmental Assessment (SEA)** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

11. **Options Appraisal**

11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

12. **Link to Council Plan**

12.1 The matters referred to in this report contribute to the Council strategic objective of 'Improve the way that we work as a Council' and within that to the outcome 'Land and building assets that are well maintained, fit for purpose and affordable'.

13. **Results of Consultation**

13.1 There has been no public consultation on the contents of this report.

13.2 Consultation has taken place with Councillor Robin Reid, Portfolio Holder for Resources and Performance, and the contents of this report reflect any feedback provided.

14. **Next Steps for Decision Tracking Purposes**

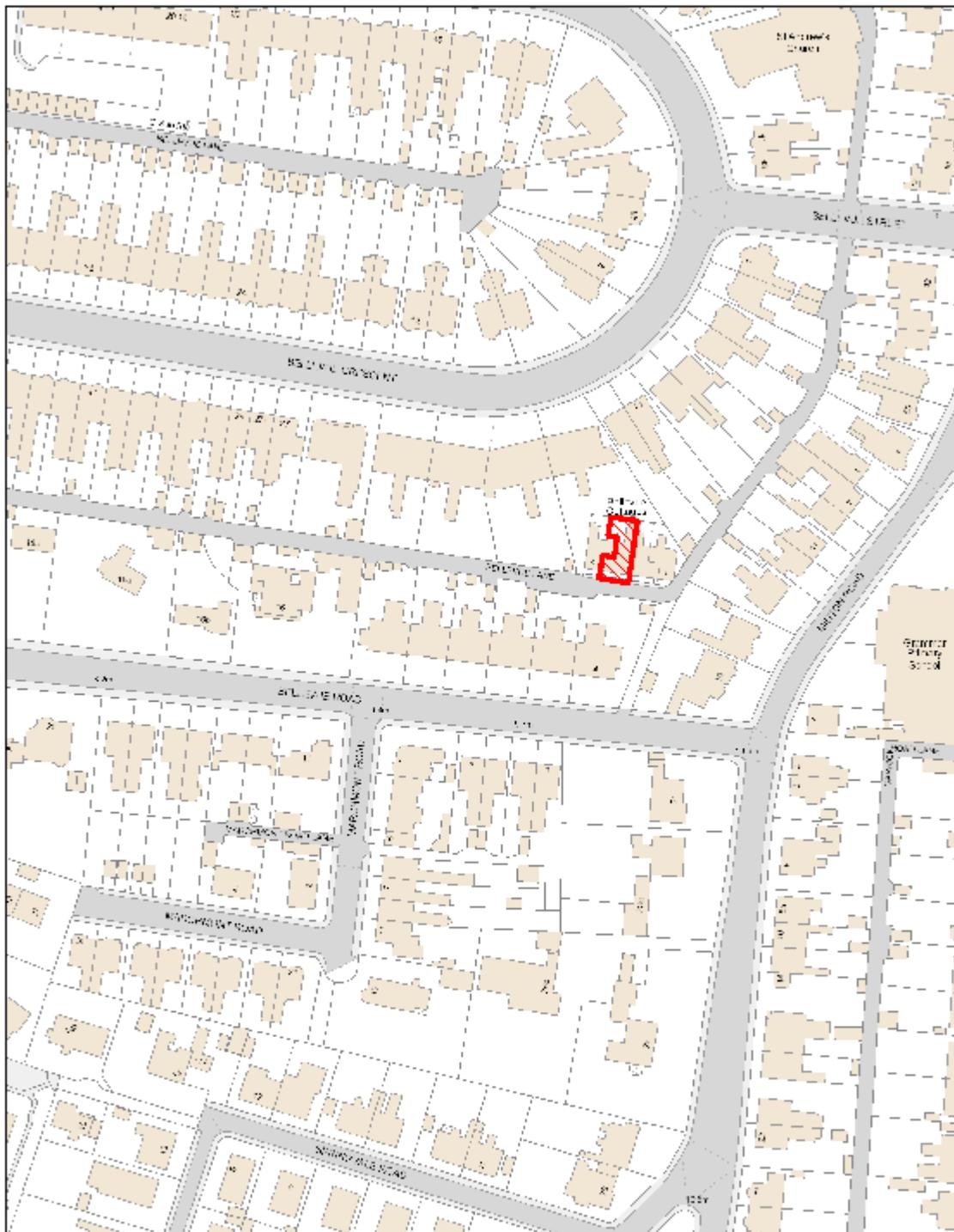
14.1 If the recommendations above are approved by Members, the Head of Property and Risk will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Leadership Panel in the 'Council and Leadership Panel Decision Log' at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Sale to be completed	31 March 2017	Head of Property and Risk

Background Papers **None**

Person to Contact **Donald Gillies, Head of Property and Risk**
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 612839
E-mail donald.gillies@south-ayrshire.gov.uk

Date: **21 November 2016**



3 Bellvue Cottages, Ayr

Scale 1:1500



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