

South Ayrshire Council

Report by Director – Place to Leadership Panel of 17 September 2019

Subject: Surplus Land and Buildings Assets

1. Purpose

- 1.1 The purpose of this report is to request the Panel to declare the buildings listed in Appendix 1 surplus to the Council's requirements to enable them to either be sold on the open market, transferred to a third party or, where appropriate, demolished.

2. Recommendation

2.1 It is recommended that the Panel:

2.1.1 agrees that the land and buildings listed in Appendix 1 and identified in the plans attached in Appendix 2 are surplus to the Council's requirements; and

2.1.2 agrees that the land and buildings identified as surplus can either be sold on the open market, transferred to a third party or, where appropriate, demolished.

3. Background

- 3.1 A number of Council owned buildings have been identified as being unproductive in that they no longer contribute to the Council's strategic objectives or service requirements, they generate little or no income for the Council and have no long term development potential.

- 3.2 The buildings listed in Appendix 1 and shown hatched in the plans in Appendix 2 are either currently vacant or scheduled to become vacant in the foreseeable future.

- 3.3 It is highlighted within the Asset Management Plan (Land and Buildings), which was approved by the Council's Leadership Panel on the 29 November 2016, that there is a need to rationalise the Council's land and buildings portfolio in order to deliver efficiency savings. The disposal of assets will generate a capital receipt and reduce annual running costs therefore contributing financial savings to the Council.

- 3.4 Where appropriate the Service Lead – Asset Management and Community Asset Transfer has considered the transfer of the land and buildings shown highlighted

in Appendices 1 and 2 to community organisations, public sector organisations and Housing Services. There has been no formal interest in these assets however in the event that an application for Community Asset Transfer (CAT) is forthcoming then it will be given consideration in accordance with the Community Empowerment (Scotland) Act 2015 and Scottish Government's guidance.

- 3.5 The Policy for the Acquisition and Disposal of Land and Buildings which was approved by the Council's Leadership Panel on 29 November 2016 sets out the basis on which future acquisitions and disposals will be dealt with and is reflected in the terms of this report.
- 3.6 Where there is no prospect of a capital receipt due to the nature or condition of the building, approval is sought to demolish the asset.

4. Proposals

- 4.1 It is proposed that the Panel declare the assets listed in Appendix 1 as surplus to the Council's requirements to enable them to be disposed of. The Director – Place has delegated authority to dispose of any surplus assets up to a value of £100,000.
- 4.2 Further approval will be sought from the Leadership Panel to dispose of any assets where the value exceeds £100,000. The disposal of all Common Good assets regardless of value will require the further approval of the Leadership Panel or the Council. Further reports will be brought to the Council's Leadership Panel regarding the disposal of common good assets. The consent of the courts may be required in terms of a disposal of common good assets.
- 4.3 Subject to confirmation that there are no legal impediments or other issues, it is anticipated that these assets will be marketed during 2019/20. Approval is also sought to demolish the buildings identified in Appendix 1. Approval for the demolition of these assets is being sought as it is considered to be not in the Council's best interest to sell these properties on the open market.
- 4.4 The properties at 15-17 Sandgate, Ayr and at Alderston Avenue, Ayr are held in the Ayr Common Good Account and will require the consent of the Sheriff for them to be sold. Any capital receipts for these properties will go to the Ayr Common Good fund.
- 4.5 This list of assets is not exhaustive and further land and buildings will require to be declared surplus to requirements during 2020 and onwards. Formal approval by the Leadership Panel or Council to declare assets surplus to requirements will usually be sought in batches to limit the number of individual reports required.

5. Legal and Procurement Implications

- 5.1 The recommendations in this report are consistent with legal requirements. Legal Services will be required to conclude the disposal of the assets as and when a sale is agreed with prospective purchasers.
- 5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 It is anticipated the sale of each asset will generate a capital receipt for the Council and reduce the annual running costs to the Council's General Services account, Housing Revenue Account and Ayr Common Good fund.

7. Human Resources Implications

- 7.1 Not applicable.

8. Risk

8.1 *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 The risks associated with rejecting the recommendations are the potential delay or loss of a capital receipt while at the same time the Council will remain liable for any revenue costs and the financial burden of ensuring buildings do not pose a Health and Safety risk to members of the public whilst the asset remains in the Council's ownership.

9. Equalities

- 9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process, and there are no significant equality impacts of agreeing the recommendations. A copy of the Equalities Scoping Assessment is attached as Appendix 3.

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 'Make the most of the Local Economy'.

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 Peter Henderson, 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 Director – Place 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> |
|---|------------------------|--|
| Land and buildings which have been declared surplus to requirements will be marketed or demolished during 2019/20 | 31 December 2020 | Service Lead – Asset Management and Community Asset Transfer |

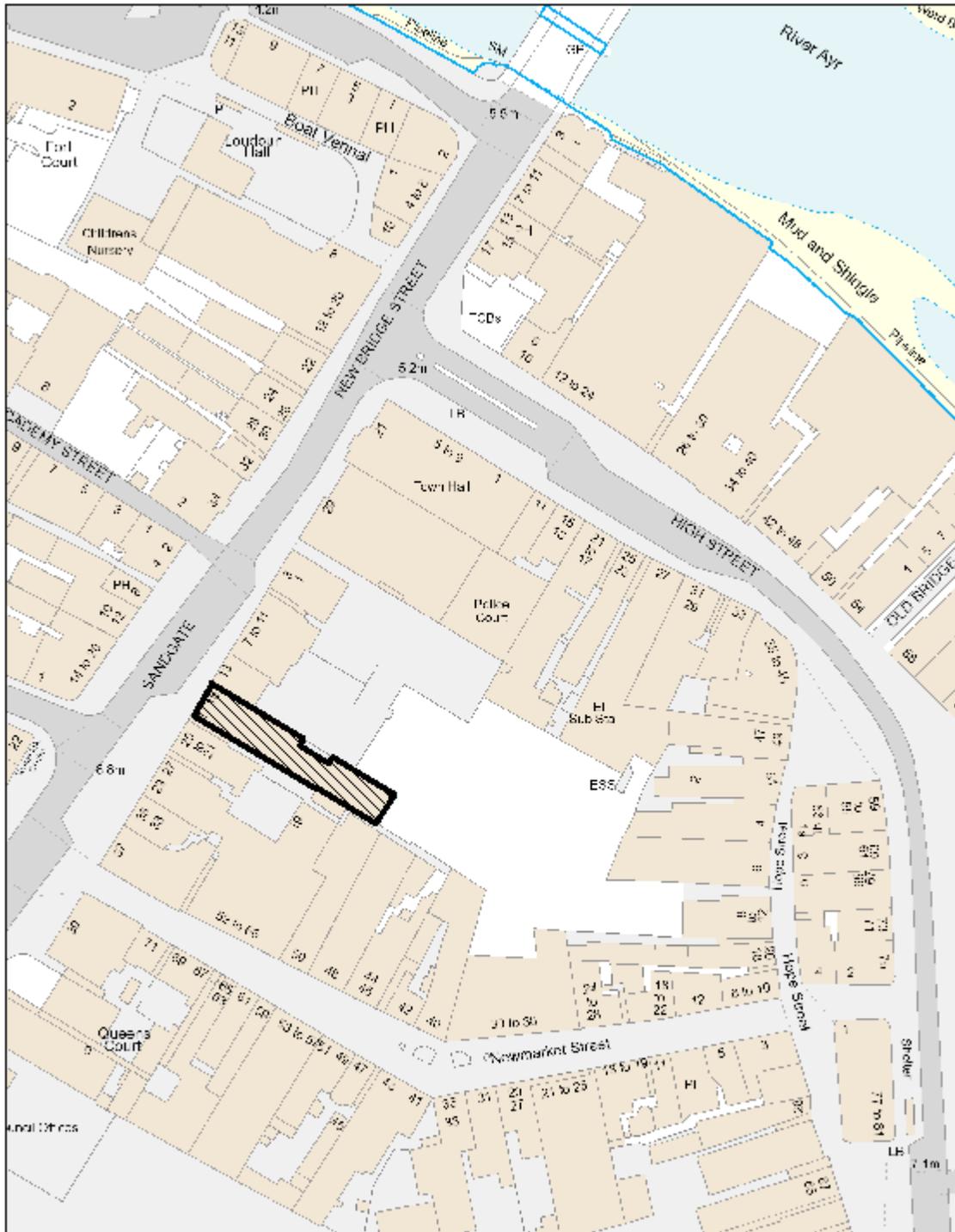
Background Papers **None**

Person to Contact **Tom Burns, Service Lead, Asset Management and Community Asset Transfer**
Newton House, Green Street Lane, Ayr, KA8 8BH
Phone 01292 612 845
E-mail: tom.burns@south-ayrshire.gov.uk

Date: **12 September 2019**

Assets identified as Surplus to Requirements

| Property Address | Town | Description | Holding Account | Disposal Type |
|--|------------|-----------------|-----------------|---------------|
| 15-17 Sandgate | Ayr | Shop | Common Good | Market Sale |
| 2 Saltfield Lane | Ayr | Workshop | General Fund | Market Sale |
| Alderston Avenue | Ayr | Workshop | Common Good | Market Sale |
| 18 George Street | Ayr | Shop | General Fund | Market Sale |
| Land at Monument Road | Ayr | Land | General Fund | Market Sale |
| ████████████████████ ████████████████ | ██ | ██ | ██████ ██ | ████████ |
| Sannox Place | Ayr | Bothy | HRA | Market Sale |
| Ladywell Avenue, Grangestone Industrial Estate | Girvan | Land | General Fund | Market Sale |
| ████████████████████ | ████████ | ██ | ██████ ██ | ████████ |
| 8 Main Street | Straiton | Non-HRA House | General Fund | Market Sale |
| Richmond Hall, 8 Main Street | Kirkoswald | Hall | General Fund | Market Sale |
| Vacant Buildings, Walker Road, Depot | Ayr | Depot buildings | General Fund | Demolition |
| Former Tourist Office, The Flushes | Girvan | Shop | General Fund | Demolition |

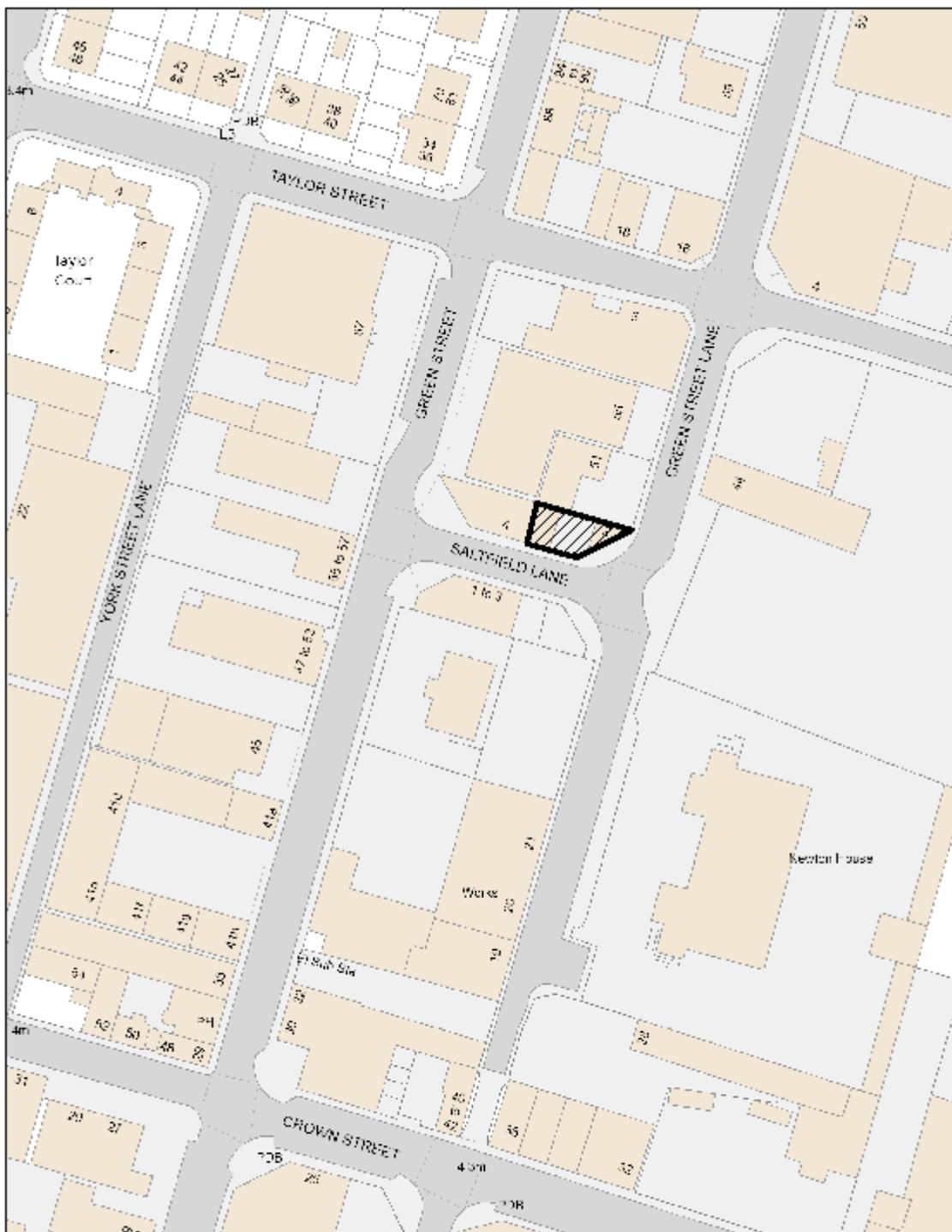


15-17 Sandgate, Ayr

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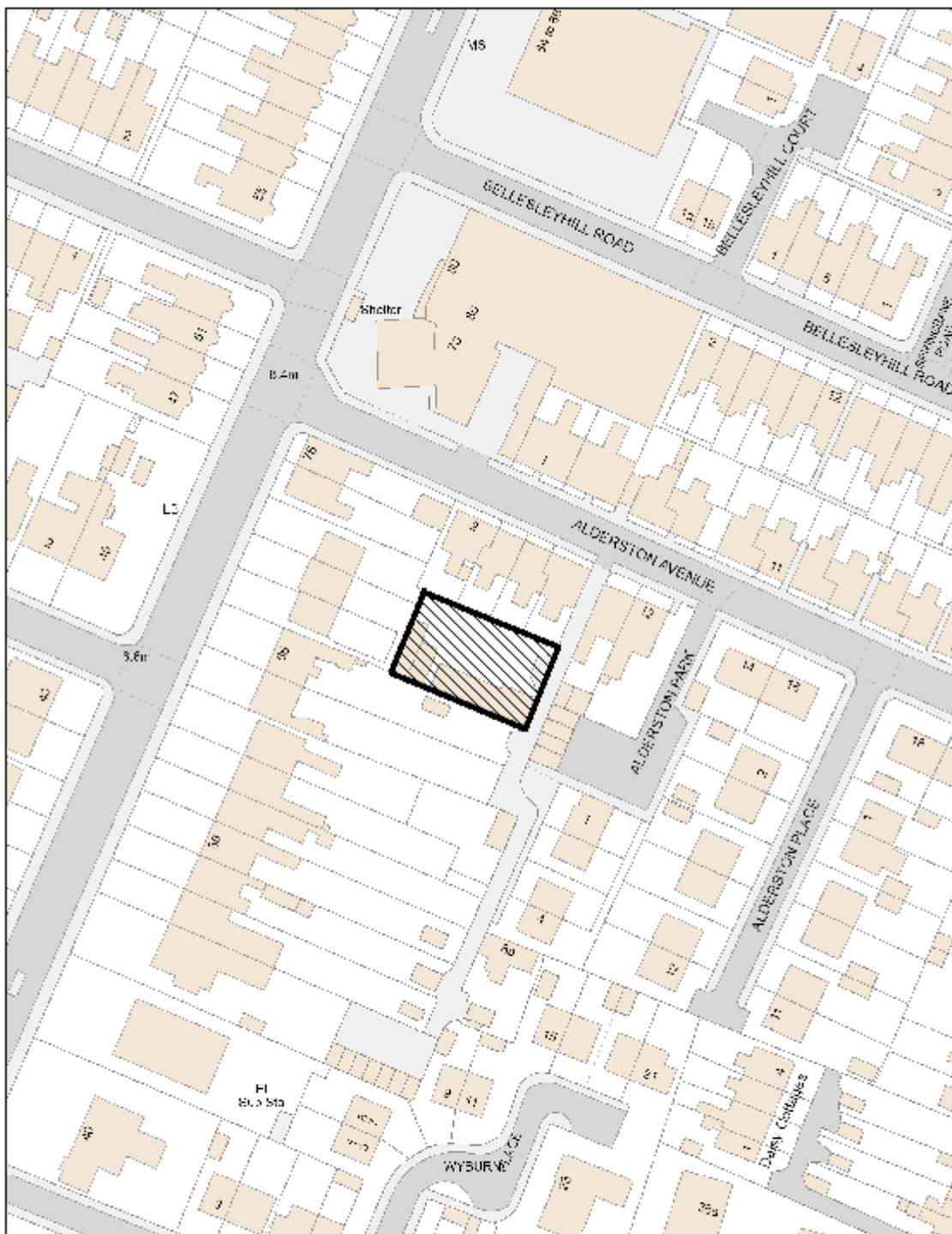


2 Saltfield Lane, Ayr

Scale 1:1000



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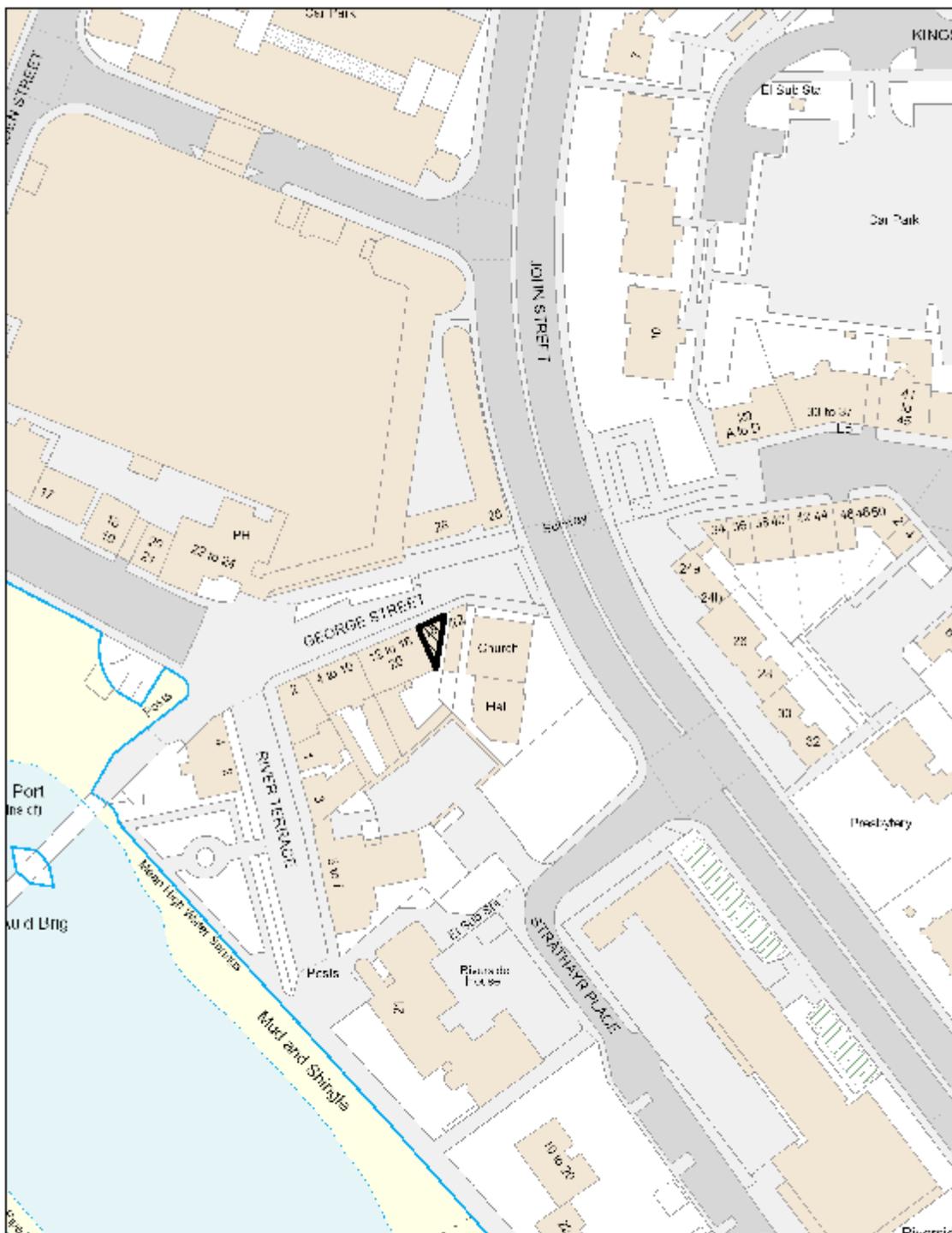


Workshop at Alderston Avenue, Ayr

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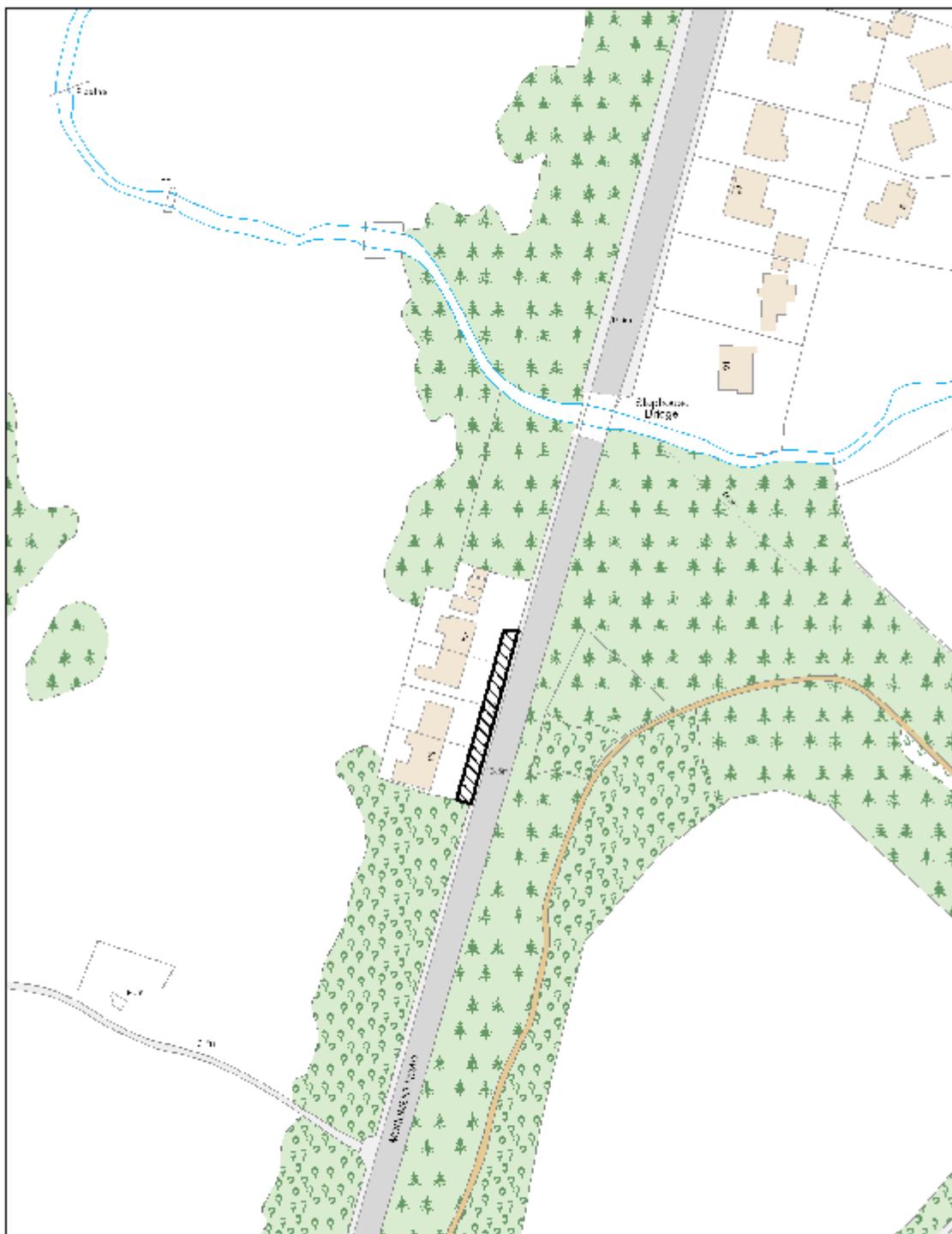


18 George Street, Ayr

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Land at Monument Road, Ayr

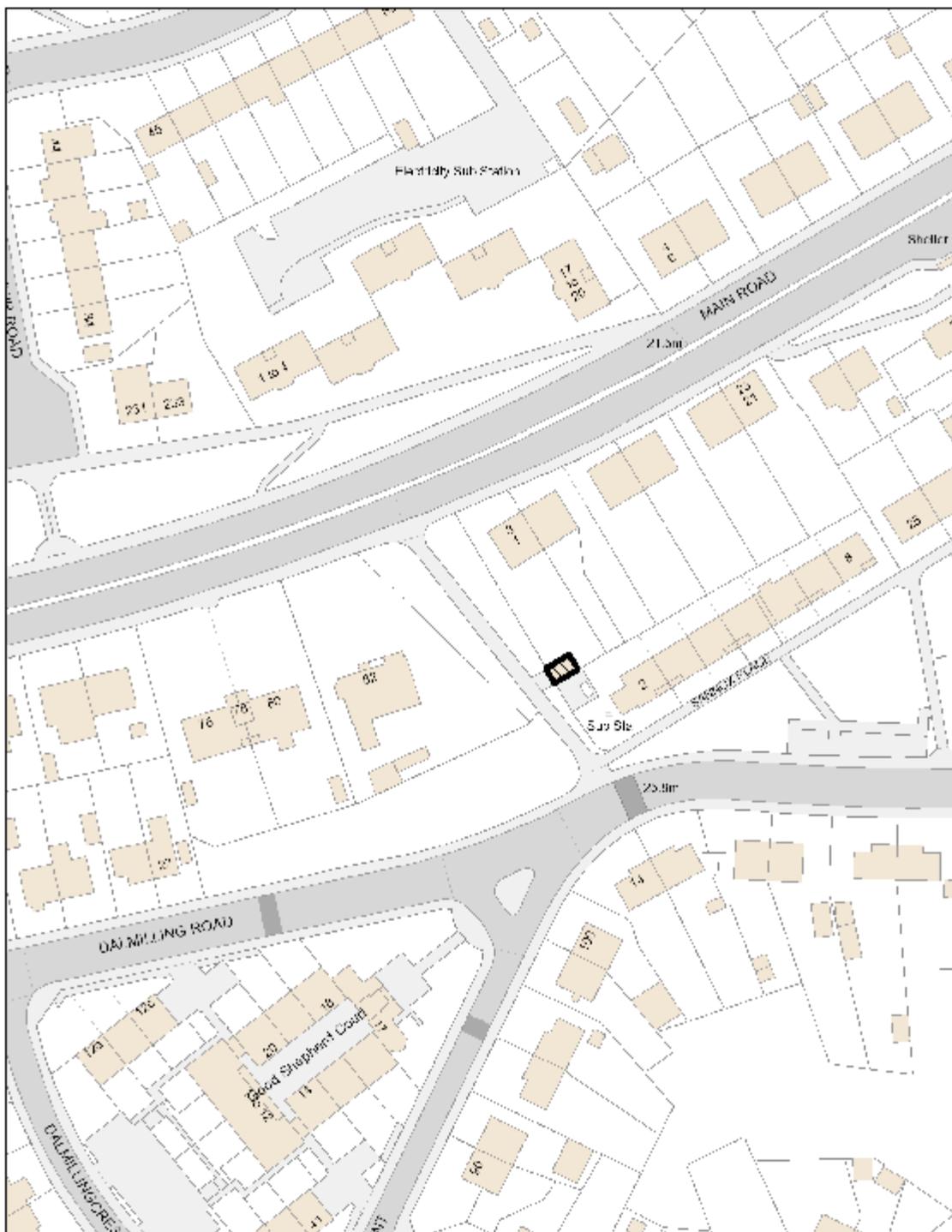
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8.

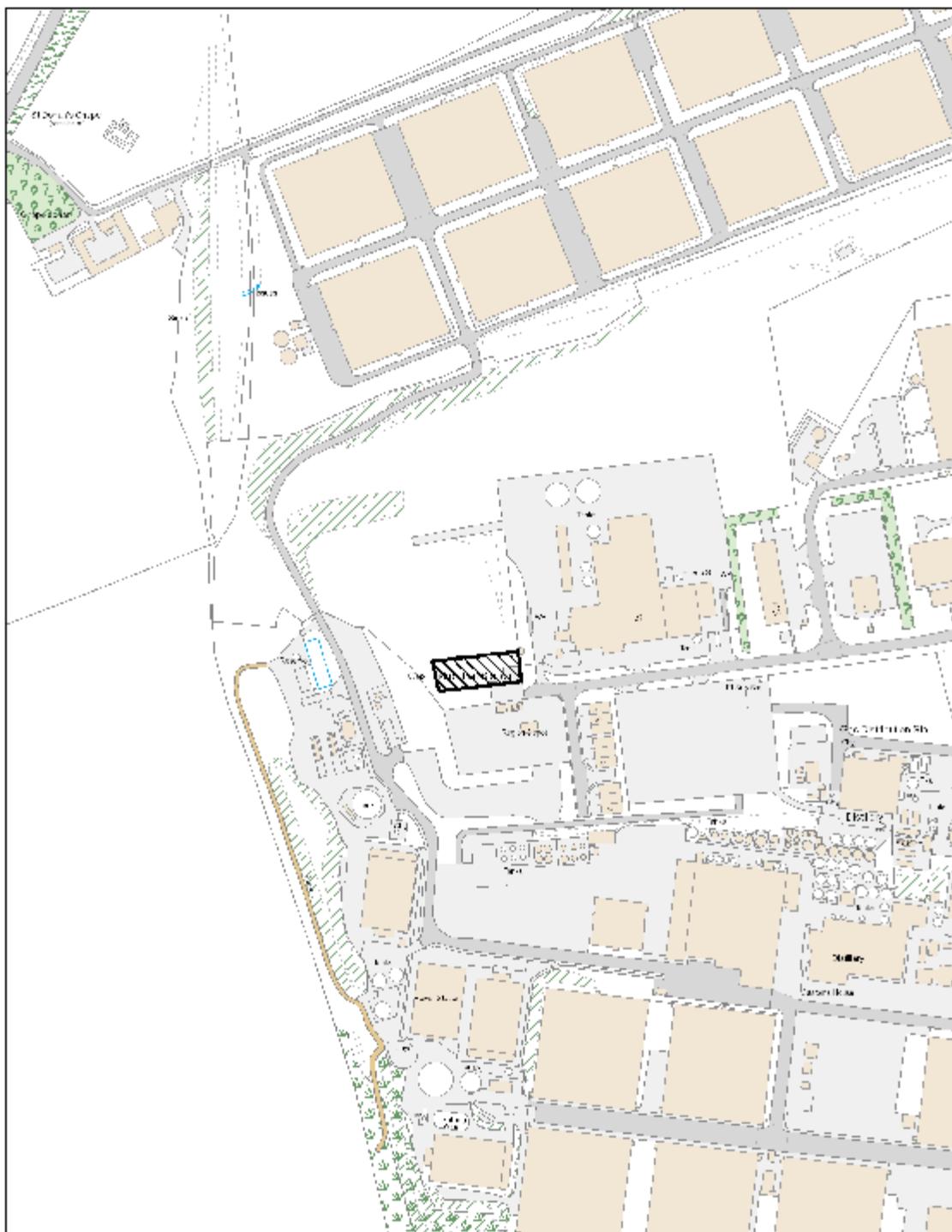


Bothy, Sannox Place, Ayr

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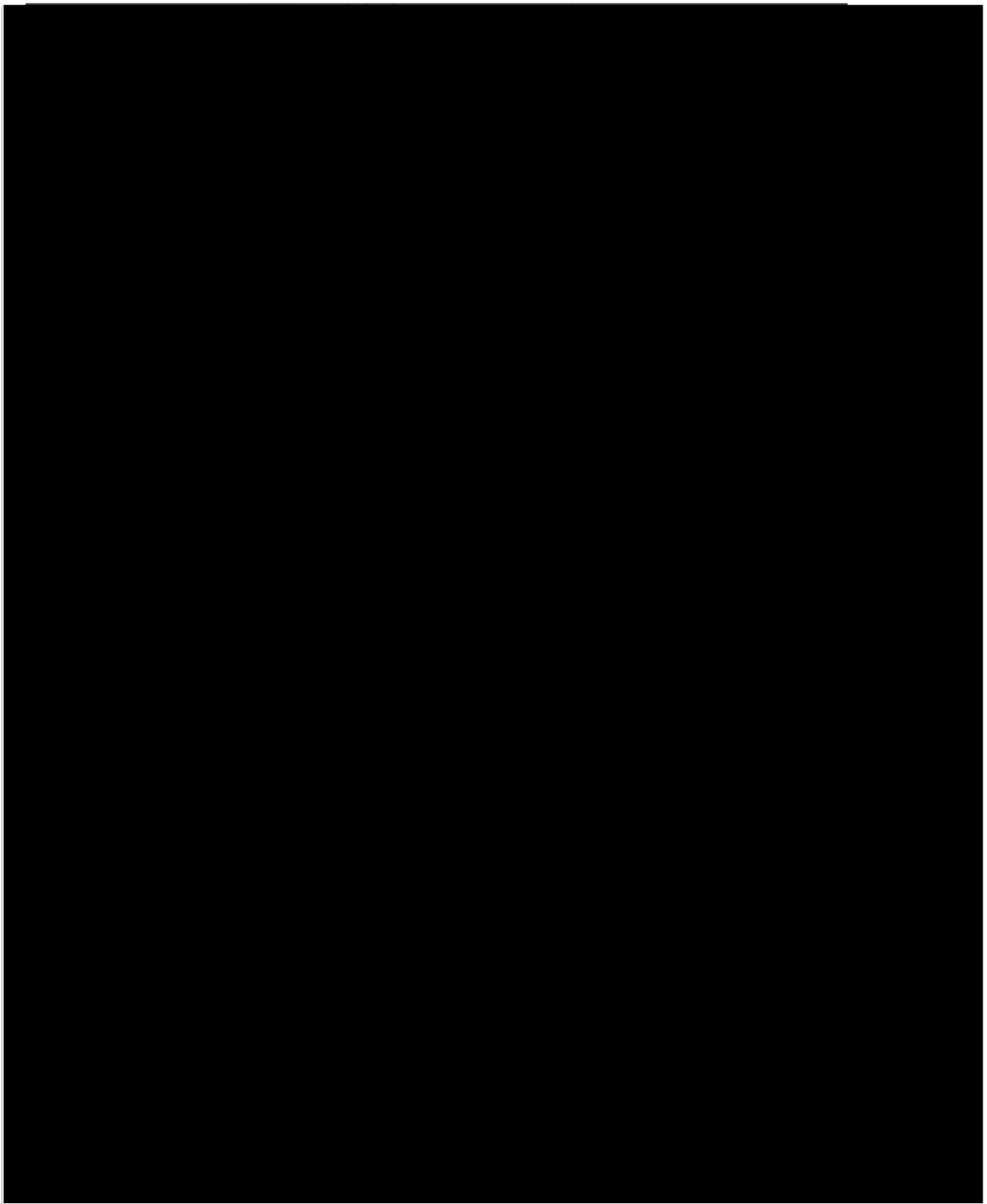


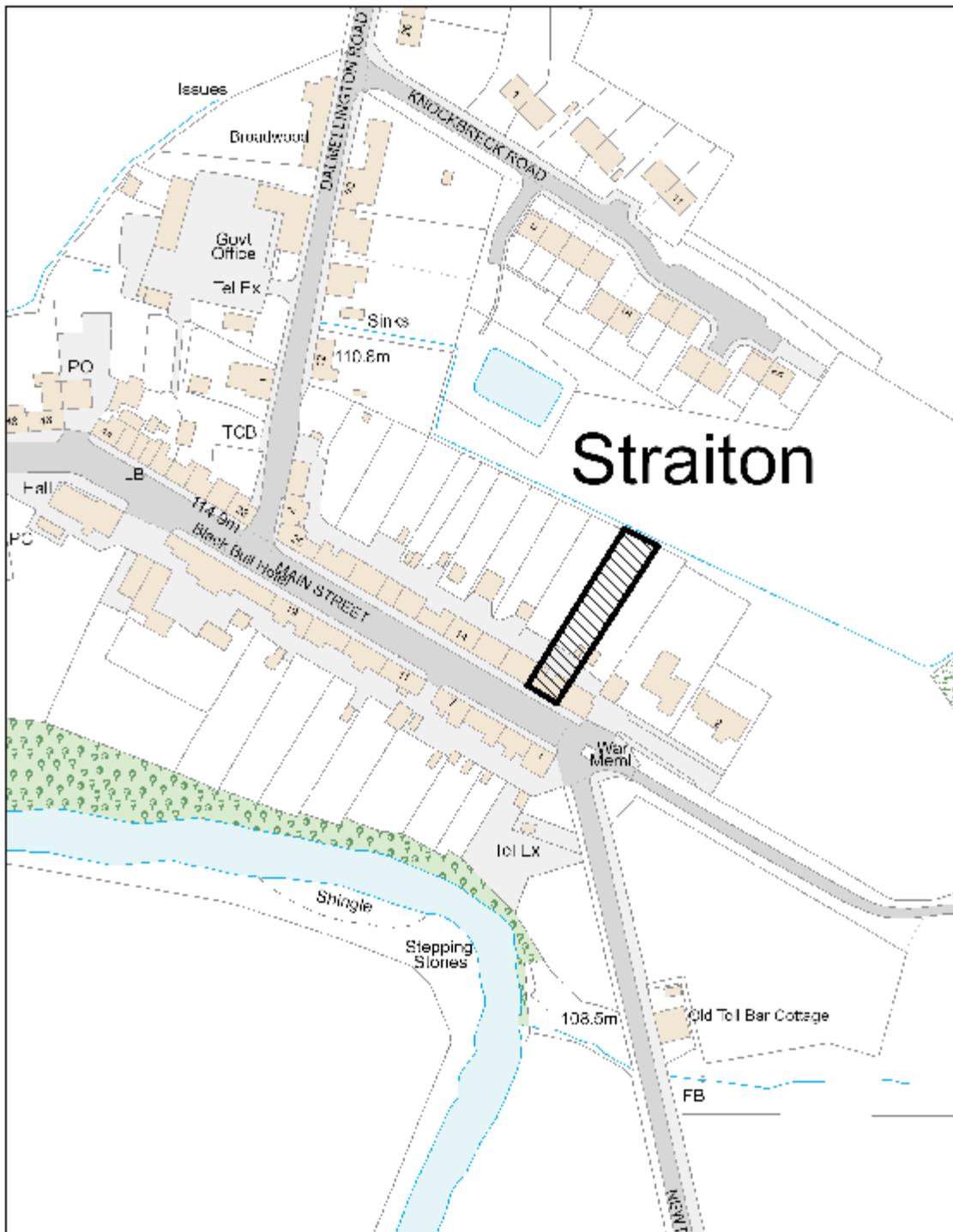
Land at Ladywell Avenue, Girvan

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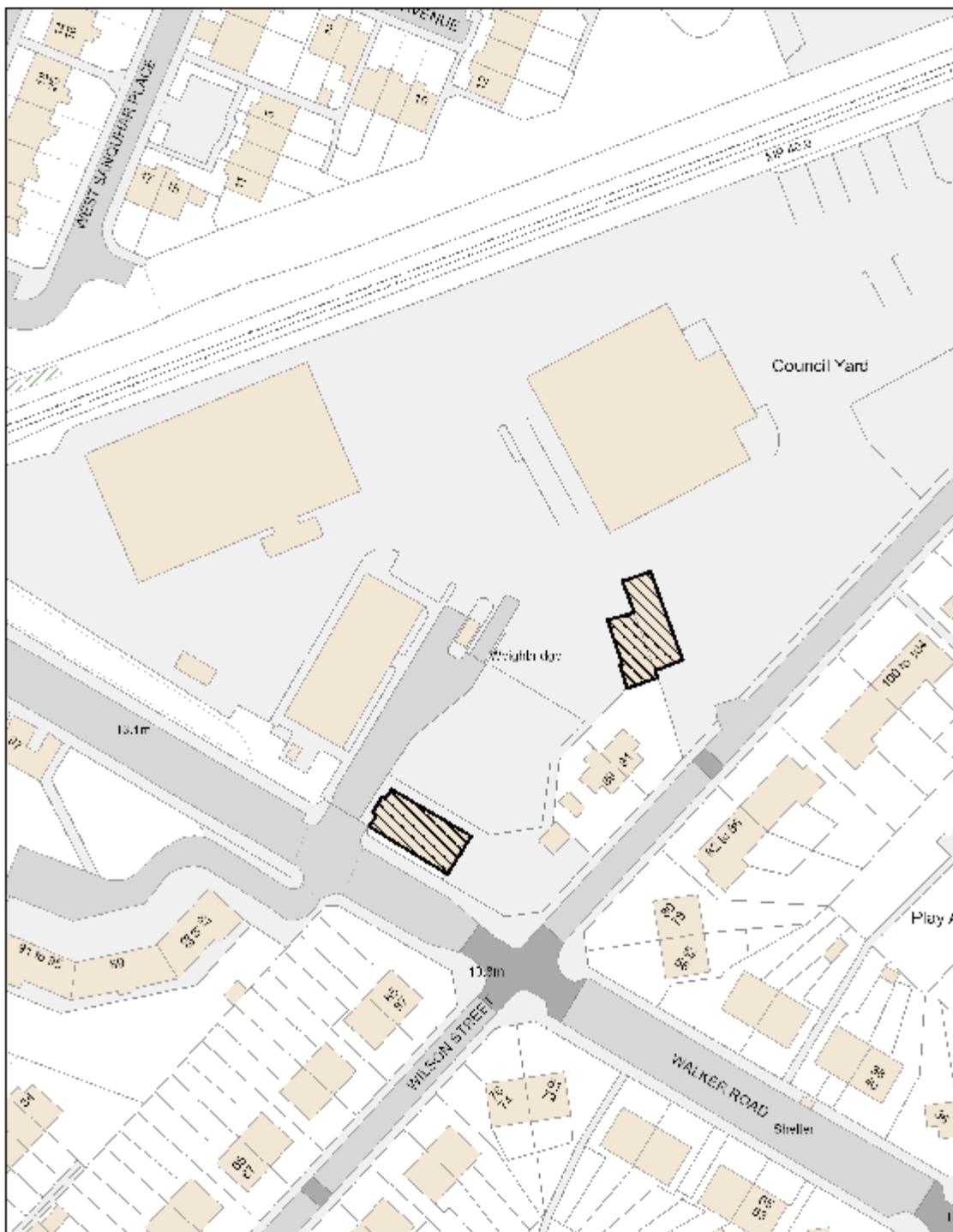
Straiton

8 Main Street, Straiton

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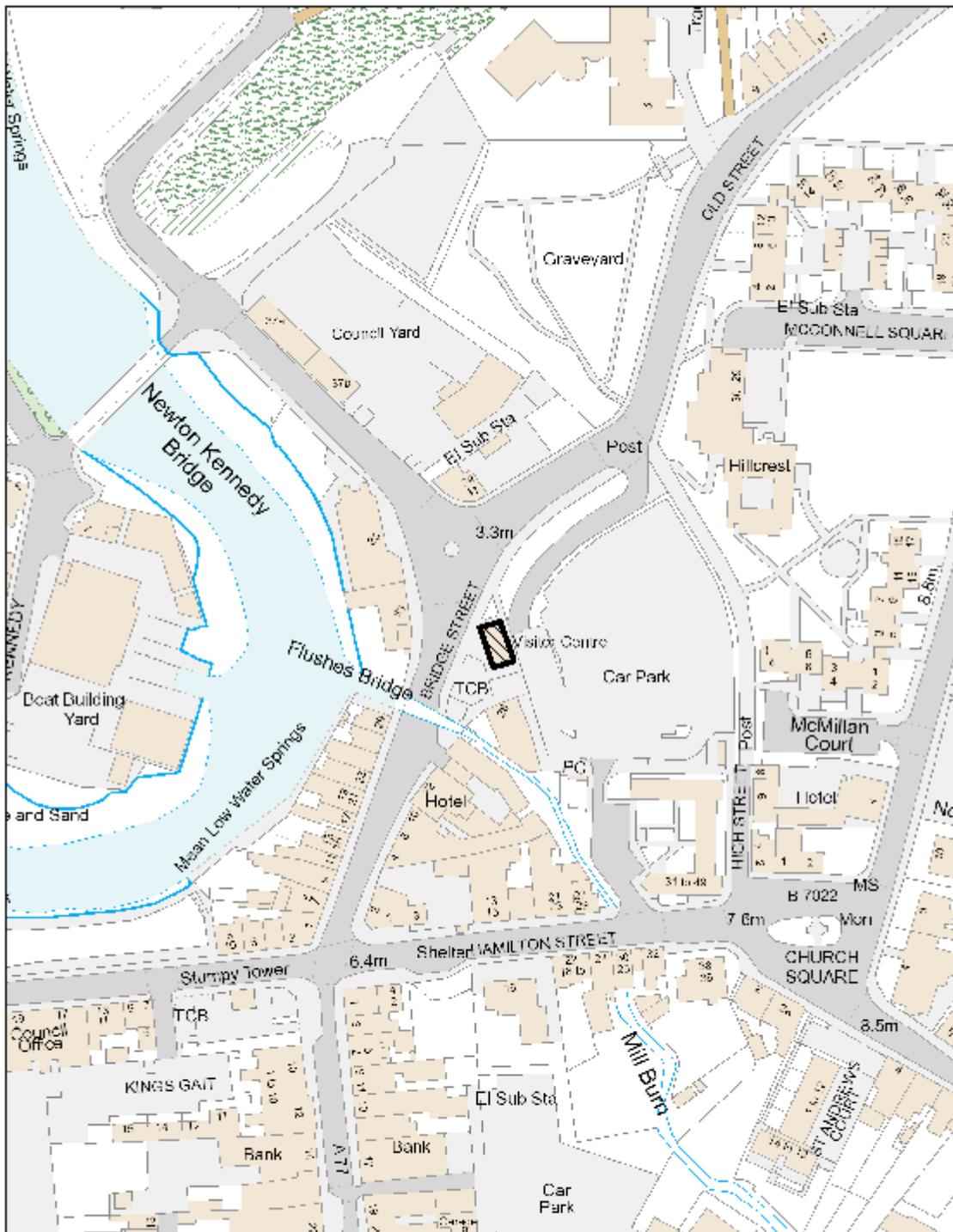


Vacant Buildings, Walker Road, Ayr

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Former Tourist Kiosk, The Flashes, Girvan

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