

PROPERTY SUB-COMMITTEE

Minute of Meeting of the Property Sub-Committee of the Strategic Policy and Resources Committee held in the Committee Room, Fourth Floor, Council Building, 2 High Street, Perth on Thursday 30 August 2007 at 10.05am.

Present: Councillors A Grant, G Hayton, A MacLellan and I Miller.

In Attendance: J Carney, T Hart, J Low, T Stanger, A Thomson and R Thomson and L Whiteford (all Corporate Services); J Somerville (Chief Executive's Service).

Apology for Absence: Councillor A Stewart.

1. APPOINTMENT OF CONVENER

It was unanimously agreed that Councillor I Miller be appointed Convener of the Property Sub-Committee.

Councillor I Miller took the Chair.

2. DECLARATIONS OF INTEREST

There were no Declarations of Interest made in terms of the Councillors' Code of Conduct.

3. MINUTE OF PREVIOUS MEETING

The Minute of Meeting of the Property Sub-Committee held on 8 March 2007 was submitted and approved as a correct record.

4. CORPORATE PROPERTY ASSET MANAGEMENT PLAN 2006/2007

There was submitted a report by the Head of Property (07/568) presenting the Corporate Asset Management Plan 2006/2007.

Resolved:

The adoption of the Corporate Property Asset Management Plan, appended to Report 07/568, be recommended to the Strategic Policy and Resources Committee.

5. ENERGY MANAGEMENT AND CONSERVATION POLICY

There was submitted a report by the Executive Director (Corporate Services) (07/569) seeking agreement to an Energy Management and Conservation Policy.

Resolved:

The adoption of the Energy Management and Conservation Policy, as set out in Appendix 1 to Report 07/569, be recommended to the Strategic Policy and Resources Committee.

6. LAND AT WELTON ROAD INDUSTRIAL ESTATE, BLAIRGOWRIE – DEVELOPMENT PROPOSALS

There was submitted a report by the Head of Property (07/570) seeking approval for development proposals at Welton Road Industrial Estate, Blairgowrie.

Resolved:

- (i) The marketing of the land at Welton Road Industrial Estate, Blairgowrie, shown on the plan attached to Report 07/570, be authorised on the basis outlined in Report 07/570.
- (ii) A further report on the outcome of the marketing exercise, with recommendations, be brought forward to the Sub-Committee in due course.

***7. 0.445 Ha OF GROUND AT MARSHALL CRESCENT, LUNCARTY – PROPOSED DISPOSAL**

There was submitted a report by the Head of Property (07/571) seeking approval to have the ground at Marshall Crescent, Luncarty declared surplus to requirements and authority to dispose of the property.

Resolved:

Following approval by the Housing and Health Committee on 22 August 2007 (Art. 478), and subject to approval by the Strategic Policy and Resources Committee of the report at Appendix 1 of Report 07/571, the disposal of ground to Perthshire Housing Association Ltd (PHA), on the terms and conditions set out in Report 07/571 and otherwise to the satisfaction of the Head of Property and Legal Services, be authorised.

IT WAS AGREED THAT THE PUBLIC AND PRESS BE EXCLUDED DURING CONSIDERATION OF THE FOLLOWING ITEMS IN ORDER TO AVOID THE DISCLOSURE OF INFORMATION WHICH WAS EXEMPT IN TERMS OF SCHEDULE 7A TO THE LOCAL GOVERNMENT (SCOTLAND) ACT, 1973

P1. 0.49 HECTARE OF GROUND AT TULLOCH HILL, PERTH – PROPOSED REVISED TERMS FOR DISPOSAL (Art. 513/06)

There was submitted a report by the Head of Property (07/572) seeking approval of a revised disposal price for ground at Tulloch Hill, Perth to be sold to Servite Housing Association Ltd.

Resolved:

Following approval by the Housing and Health Committee on 22 August 2007 (Art. 478), and subject to approval by the Strategic Policy and Resources Committee of the report at Appendix B to Report 07/572, the disposal price for 0.49 hectare site at Tulloch Hill, Perth to be sold to Servite Housing Association Ltd, be determined using a special assumption that the land is to be developed for affordable housing overall, rather than using market value, and that all other terms and conditions of sale remain as previously approved, be agreed.

P2. INVESTMENT IN LEARNING PROJECT – SURPLUS PROPERTIES - DISPOSAL

There was submitted a report by the Head of Property (07/573), (1) seeking to have certain properties declared surplus to requirements ; and (2) updating members on the programme for disposal.

Resolved:

- (i) The properties identified at Appendix 1 to Report 07/573, subject to financial close being achieved in relation to the Investment in Learning PPP, be declared surplus.
- (ii) Officers take appropriate actions, in accordance with the approved Surplus and Vacant Property Protocol.
- (iii) Officers carry out and complete necessary investigations and prepare particulars in readiness for marketing.
- (iv) Further regular reports be brought forward as necessary to the Sub-Committee, for information and instruction.

P3. BROXDEN BUSINESS PARK, LAMBERKINE DRIVE, PERTH – DEVELOPMENT PROPOSALS (Art. 440/06)

There was submitted a report by the Head of Property (07/574) seeking to obtain authority to proceed with a scheme to provide further serviced development plots on the estate and to negotiate and agree terms for the lease of plots to the three parties identified in the report.

Resolved:

- (i) The actions of the Head of Property to appoint Messrs Halcrow be homologated.
- (ii) The Head of Property be authorised to instruct the preparation of a detailed scheme of infrastructure, submit for planning consent, prepare and issue tender documents and let the contract, subject to compliance with the Council's Financial Regulations.
- (iii) The Head of Property and Head of Legal Services be instructed to negotiate, agree and conclude terms for the lease of development plots to the three parties identified in Report 07/574.

(iv) A further report be submitted in due course to the Sub-Committee, to update members.

P4. 50 SQUARE METRES OR THEREBY ADJACENT TO CRIOCH BUSINESS CENTRE, CRIOCH PLACE, CRIEFF – LEASE (Art. 193)

There was submitted a report by the Head of Property (07/575) recommending that a site adjacent to Crioch Business Centre, Crioch Place, Crieff be leased to O2 (UK) Limited.

Resolved:

50 square metres or thereby of land adjacent to Crioch Business Centre, Crioch Place, Crieff be leased to O2 (UK) Limited on the basis and terms and conditions contained within Report 07/575 and otherwise on terms and conditions to the satisfaction of the Head of Property and the Head of Legal Services.

P5. 2.28 HECTARES OR THEREBY OF LAND AT RUTHVENFIELD WAY, INVERALMOND INDUSTRIAL ESTATE, PERTH - DISPOSAL

There was submitted a report by the Head of Property (07/576) recommending that the site at Ruthvenfield Way be sold to the tenant, Scottish and Southern Energy, plc.

Resolved:

2.28 hectares or thereby of land at Ruthvenfield Way, Inveralmond Industrial Estate, Perth be sold to Scottish and Southern Energy, plc., on the basis of the terms and conditions contained within Report 07/576 and otherwise on terms and conditions to the satisfaction of the Head of Property and the Head of Legal Services.

P6. ACQUISITION OF OFFICES AT 5 AND 7 WHITEFRIARS CRESCENT, PERTH

There was submitted a report by the Head of Property (07/577) (1) advising, that the office pavilions at 5 and 7 Whitefriars Crescent, Perth had recently been marketed for sale as an investment opportunity at offers over £3million; (2) that the Head of Property was in discussion with the seller's agents; (3) that a provisional offer on behalf of the Council, subject to Committee approval, was currently with the sellers for consideration; and (4) that authority was being sought to allow the Head of Property to continue negotiations and conclude the acquisition on terms beneficial to the Council.

Resolved:

(i) The Property Sub Committee approve the actions of the Head of Property and recommend the acquisition of the offices at 5 and 7 Whitefriars Crescent, Perth to the Strategic and Policy and Resources Committee, at a price and other terms considered by the Head of Property, in consultation with the Head of Finance, as representing best value to the Council.

P7. GROUND FLOOR, PITHEAVLIS CASTLE, PERTH - DISPOSAL

There was submitted a report by the Head of Property (07/578) seeing approval for the sale of the ground floor property at Pitheavlis Castle, Needless Road, Perth.

Resolved:

The ground floor property at Pitheavlis Castle, Needless Road, Perth be sold to the highest bidder and, whom failing, to the second highest bidder, on terms to the satisfaction of the Head of Property and the Head of Legal Services.