

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

**Housing, Environment and Economic Development Committee:
8 December 2010**

Subject: Disposal of Small Areas of Land to Individual Householders

1. Purpose

- 1.1** The purpose of this report is to inform Committee members on progress and disposals of small areas of land adjacent to individual householders.

2. Background

- 2.1** Members will recall the report presented to the Housing, Environment and Economic Development on 4 February 2009 advising on progress to date on selling small areas of land to adjacent householders. The Committee agreed:

- (a) to note the current level of requests and work to date in progressing these applications;
- (b) to adopt the policy as outlined in paragraph 3.11 of the report in respect of disposals of small areas of land to adjacent householders;
- (c) to delegate authority to the Executive Director of Housing, Environmental and Economic Development in consultation with the Convener of this Committee to declare surplus and approve disposals of current and future small plots adjacent to individual householders subject to (2) above;
- (d) to instruct the Executive Director of Housing, Environmental and Economic Development to write to all applicants and inform them of the new policy to be applied to the disposal of current and future small plots of land adjacent to individual householders as detailed within the report; and
- (e) that, in future, the Committee should receive an annual report on disposals of small plots of land to adjacent householders.

- 2.2** This report has been prepared to address item 2.1(e) above in providing an update to Members on progress of this initiative.

3. Main Issues

- 3.1** As at the beginning of November 2010 the number of cases considered by the Council's Estates Section had risen from the original 64 reported to the 4 February 2009 Committee to 91. At 21 December 2009, some 74 applications were recorded, the analysis being 32 in the deleted and refused applications category, 33 in potential disposals with 9 live cases remaining. The breakdown of the additional 17 cases are noted below:

(a) Deleted and Refused Applications

Five applications were deleted and refused for various reasons including land not being in Council ownership and land being unavailable for disposal by virtue of operational and Departmental requirements. These five case addresses are:

1. 7 North Bank Street, Clydebank
2. 17 Argyll Estate, Alexandria
3. 49 Gavins Road, Hardgate
4. 25 Woodside Crescent, Bonhill
5. 9 Stuart Road, Dumbarton

(b) Live Cases

Six cases are presently being dealt with actively by Estates Section and Legal Services, the non-refundable Estates fees of £6,000, excluding VAT, having already been received. These six cases addresses are:

1. 29 Colquhoun Road, Milton
2. 116 Beeches Road, Duntocher
3. 38 Park Road, Clydebank
4. 54 Dumbuie Avenue, Dumbarton
5. 5 Parkhall Road, Clydebank
6. 2 Mollanbowie Road, Balloch

(c) Completed Cases

Six cases have been legally completed, the addresses being:

1. 36 Hobart Crescent, Clydebank
2. 35 Carson Road, Balloch
3. 30 Braehead, Bonhill
4. 9 Greer Quadrant, Clydebank
5. 191 Pappert, Bonhill
6. "Milton Lodge", Milton Brae, Milton

4. People Implications

4.1 There are no people implications.

5. Financial Implications

5.1 The following financial information relates to the 6 live cases and 6 completed cases referred to in 3.1 (b) and (c) under Main Issues:

- (a) Non-refundable Estates Fees - £6,000 (excluding VAT). This amount has been received this financial year.
- (b) Legal Fees - £2,350 (excluding VAT). This amount has been received this financial year in respect of the completed cases.
- (c) Planning Fees - £2,030 (no VAT payable) received during the current financial year in respect of the completed cases.
- (d) Agreed and Indicative Sales Values - £54,775. Of this amount £27,450 has been received this financial year for the following sales:

• 30 Braehead, Bonhill	£6,000
• 9 Greer Quadrant, Clydebank	£550
• 191 Pappert, Bonhill	£550
• "Milton Lodge", Milton	£13,000
• 35 Carson Road, Balloch	£1,600
• 36 Hobart Crescent, Clydebank	£5,750

Of the Indicative Sales Values of £27,325 it is anticipated that £14,325 may accrue to the Council during the 2010/11 financial year.

In summary, the programme of disposal of small areas of land has so far resulted in sales receipts of £27,450, Estates fees of £6,000, Legal fees of £2,350 and Planning fees of £2,030 i.e. a total of £37,830 to the Council.

6. Risk Analysis

6.1 There is no risk associated with the sale of these areas of land.

7. Equalities Impact

7.1 None.

8. Conclusions and Recommendations

8.1 The implementation of the disposal policy agreed by the Housing, Environment and Economic Development Committee on 4 February 2009 continues to

address the aspirations of householders wishing to buy small areas of land adjoining their properties. In addition the Council has benefited from capital receipts and in-house fees as detailed in 5.1.

8.2 It is recommended that the Committee note the progress to date.

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Date: 9 November 2010

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Appendix: None

Background Papers: Estates Section's Files and 4 February 2009 Committee Report

Wards Affected: All