

EAST AYRSHIRE COUNCIL

COMMUNITY SERVICES COMMITTEE – 6 FEBRUARY 2002

**DRONGAN MINERS' WELFARE BOWLING CLUB,
MILLMANNOCH AVENUE, DRONGAN**

Report by Director of Community Services

1 PURPOSE OF REPORT

- 1.1 To request Committee to declare the land forming Drongan Miners' Welfare Bowling Club, Millmannoch Avenue, Drongan, as shown on the attached plan, surplus to operational requirements.

2 BACKGROUND

- 2.1 Cumnock and Doon Valley District Council leased the land forming the bowling green and clubhouse to Drongan Miners' Welfare Bowling Club from 5 January 1995 for 10 years, at a rental of £500 per annum.
- 2.2 Within the lease, the Club was given an option to purchase the premises for £1 on 5 January 2005. This was to reflect that the bowling green, clubhouse and improvements on the premises had been built and provided at the sole expense of the tenant.

3 PRESENT POSITION

- 3.1 The Club have asked if they could exercise the option to purchase in advance of this date.
- 3.2 It has been agreed, in principle, that the Club could purchase the premises on payment of the present value of the Councils right to receive the rental of £500 per annum until 4 January 2005. This currently amounts to £957.75.
- 3.3 The land included in the lease and option to purchase includes ground currently used by the adjacent Community Education Centre for parking. Appropriate rights of access will need to be reserved to protect this use in the future.

4 FINANCIAL IMPLICATIONS

- 4.1 A Capital Receipt of £957.75 will be received for the sale of the subjects for the General Services Capital Account.

5 LEGAL IMPLICATIONS

- 5.1 Any disposal of property by a local authority for a consideration less than the best that can be reasonably be obtained requires the consent of the Scottish Executive in terms of Section 74 (2) of the Local Government (Scotland) Act 1973.
- 5.2 As this proposed sale is for less than the open market value, the Scottish Executive's consent will be required for any disposal.

6 POLICY IMPLICATIONS

- 6.1 Nil

7 RECOMMENDATION

- 7.1 It is recommended that the Committee:-
- (i) Agrees to declare the land currently leased to Drongan Miners' Welfare Bowling Club surplus to operational requirements for the purpose of a disposal to Drongan Miners' Welfare Bowling Club; and
 - (ii) Requests the Director of Development Services to enter into negotiations with the Club for the sale, subject to the consent of the Scottish Executive in terms of Section 74 (2) of the Local Government (Scotland) Act 1973.

William Stafford
Director of Community Services

WS/AMG/MB

26 November 2001

BACKGROUND PAPERS

Nil

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AGENDA