



CREED COURT

Report by Chief Officer, Assets and Infrastructure

PURPOSE

- 1.1 The purpose of the Report is to seek the approval of the Comhairle to grant a Minute of Waiver in favour of Highlands and Islands Enterprise (as landowners) to remove burdens over land at Creed Court.

EXECUTIVE SUMMARY

- 2.1 Comhairle nan Eilean Siar sold an area of land at Gleann Seileach Business Park, Stornoway to Highlands and Islands Enterprise in 2000. The Disposition contained the following real burdens:
- a) The subjects are to be used for the purpose of the promotion of high quality, high technology business development;
 - b) HIE shall within eighteen months of the Date of Entry commence and within three years of the said date, complete a building to high quality accommodation for information or communication industry use. For avoidance of doubt, no housing accommodation may be constructed on the subjects; and
 - c) No alterations or extensions may be carried out to the said subjects without the prior written consent of the Comhairle.
- 2.2 In 2011 the Comhairle discharged the above burdens in respect of part of the subjects, to allow Hebridean Housing Partnership to partially purchase the building subsequently built on the site, and known as Creed Court.
- 2.3 Following active marketing Highlands and Islands Enterprise have received offers, by the set closing date, for the remaining empty units on the top floor of Creed Court and is again seeking to have the above burdens removed from another part of the subjects to allow the transactions to conclude. It is thought that the burdens initially placed on the subjects are now dated and inappropriate, with the main objective being to bring the Creed Court building into full occupancy.
- 2.4 It is proposed that the Comhairle delegate authority to the Chief Executive, in consultation with the Chief Officer, Assets and Infrastructure, to agree a minute of waiver discharging the burdens to allow Highlands and Islands Enterprise to conclude transactions in relation to the sale/lease of the top floor units at Creed Court.

RECOMMENDATION

- 3.1 **It is recommended that the Comhairle delegates authority to the Chief Executive, in consultation with the Chief Officer, Assets and Infrastructure, to agree a minute of waiver discharging the burdens to allow Highlands and Islands Enterprise to conclude transactions in relation to the sale/lease of the top floor units at Creed Court.**

Contact Officer: Calum Mackenzie, Chief Officer, Assets and Infrastructure
Appendix: None
Background Papers: None

IMPLICATIONS

4.1 The following implications are applicable in terms of the Report.

Resource Implications	Implications/None
Financial	None
Legal	Legal implications are detailed in the body of the Report.
Staffing	None
Assets and Property	None
Strategic Implications	Implications/None
Risk	None
Equalities	None
Corporate Strategy	Strengthen the local economy – Growth in small and medium sized businesses demonstrated.
Environmental Impact	None
Consultation	None