

**NORTH LANARKSHIRE COUNCIL  
REPORT**

To: ENVIRONMENTAL SERVICES COMMITTEE		Subject: HAMILTON FAMILY MAUSOLEUM, DALZELL ESTATE
From: HEAD OF LAND SERVICES		
Date: 22 AUGUST 2007	Ref: KW/JT/VA	

**1. INTRODUCTION**

1.1 The purpose of this report is to seek authorisation for the Council to enter into a 99-year lease in respect of the Hamilton family mausoleum, within Dalzell Estate, Motherwell.

**2. BACKGROUND**

2.1 A report to Committee in November 2005 detailed the successful Heritage Lottery Fund grant and other funding packages that had been secured to implement a major £1.5 million project to restore Dalzell Estate in Motherwell. Subsequent reports have detailed the various contracts that have been let to progress the project.

2.2 The Estate's many built heritage features have now been restored, including the mausoleum .

**3. HAMILTON FAMILY MAUSOLEUM RESTORATION AND MAINTENANCE**

3.1 The Hamilton family mausoleum is one of the significant features of the Dalzell Estate, occupying an important position in landscape terms and completing the grouping of architectural features that include Lord Gavin's Temple and St Patrick's Well and garden. It is also an important link to the history of the estate during the Hamilton family's time there. As the restoration seeks to encourage more people from North Lanarkshire and beyond to use and enjoy the many features of the estate, securing the future of the mausoleum was a key part of the project.

3.2 The mausoleum has been fully restored as part of the Dalzell Estate restoration project. This has involved re-roofing the mausoleum and replacement of the stone ridges, removing vegetation encroaching the mausoleum walls and re-pointing of the structure. Internal works have been minimal but there has been some cleaning of the internal walls and removal of debris. The total value of these restoration works is £87,418.50, funded through the various grants and contributions previously advised, particularly HLF.

3.3 Unlike all the other architectural features on the estate, that lie in council ownership, the mausoleum was retained in ownership by the late Lord Hamilton, who gave permission for the works and has contributed £5,000 to the restoration. Historic Scotland has now

offered grant aid of £82,907 towards the works on all the estate's architectural features. In order to release their full grant, Historic Scotland is seeking assurance that the mausoleum will be properly maintained following restoration.

- 3.4 To this end it is proposed that the council enter into a 99 year lease on the mausoleum. Lord Hamilton' estate has offered a lease at a cost of one pound per annum, conditional on the restoration project meeting legal costs.

#### **4. FINANCIAL IMPLICATIONS**

- 4.1 For many years, the council and its predecessor authority has been maintaining the mausoleum on an ad-hoc basis as part of the general maintenance of the estate. This has included securing the entrance to the building to prevent internal damage, and otherwise limited structural maintenance. As the building is now fully restored to a watertight condition the maintenance burden to the council will be minimal, and in fact will be less than previously. Legal costs involved will be met from the project funding.

#### **5. SUSTAINABILITY**

- 5.1 This major restoration project has centred on securing the future long-term management of this nationally important historical landscape, with planned restoration works based throughout on the fundamental principles of sustainable management.

#### **6. RECOMMENDATIONS**

- 6.1 That the Committee agrees to enter into a 99 year lease on the Hamilton family mausoleum and that the Head of Legal Services be asked to advise on the detail of the lease terms.
- 6.2 That the Committee agrees to delegate the financial and contractual arrangements necessary to secure the lease to the appropriate Executive Directors.



**Kenneth Wilson**  
**Head of Land Services**

Members seeking further information on this report, please contact Kenneth Wilson, Head of Land Services (0141 304 1846).