

**NORTH LANARKSHIRE COUNCIL  
REPORT**

To: <b>POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUBCOMMITTEE</b>		Subject:  <b>NORTH LANARKSHIRE COUNCIL AND NHS LANARKSHIRE</b>  <b>PROPOSED DISPOSAL OF TWO SITES FOR NEW HEALTH FACILITIES IN KILSYTH AND WISHAW</b>
From: <b>HEAD OF REGENERATION &amp; INFRASTRUCTURE SERVICES</b>		
Date: <b>2 May 2013</b>	Ref: <b>MAR/FF</b>	

**1. INTRODUCTION**

- 1.1 The purpose of this report is to seek consent to the disposal of two sites in North Lanarkshire to NHS Lanarkshire to facilitate the development of a new Health Centre in Kilsyth; and a joint Council/Health facility in Wishaw Town Centre, on the site of the current Library.

**2. BACKGROUND**

- 2.1 NHS Lanarkshire (NHSL) approached the Council with a view to identifying and securing a suitable site for the development of a new Health Centre in Kilsyth. Following detailed discussions, a site was identified at Glasgow Road, Kilsyth (adjacent to the Swimming Pool), as shown on the attached plan. The proposal in this case is for the development of a new Health Centre and Planning Consent has now been granted for the facility.
- 2.2 Previous reports have been considered by the Council detailing the rationale to develop a modern, purpose built joint facility between NHSL and the Council within Wishaw Town Centre. Following various discussions, it has been agreed that the most suitable location for the new building would be in the Town Centre on the site of the existing Council Library.
- 2.3 It is proposed that a joint development will take place which will involve placing the facilities currently offered by NHSL within Wishaw Health Centre and the Council facilities provided within the building will be the Council's First Stop Shop and Library on the ground floor together with the Local Housing Office on the first floor.

**3. DISPOSAL TERMS**

**Kilsyth Facility**

- 3.1 The proposed site for disposal extends to 0.80 hectares (1.977 acres) and is located immediately adjacent to Kilsyth Swimming Pool. Work has taken place over the last few months to determine the most acceptable manner of carrying out the development to ensure that the NHSL requirements could be accommodated within this site. The completed development will require the creation of a new service facility to accommodate both NHSL's requirements and those of Kilsyth Swimming Pool.

- 3.2 While the land area has been quoted within the report at present and boundaries shown on the attached plan, this has yet to be finalised due to technical issues. It is anticipated that the sale price will be in the order of £316,000 for the area quoted. The sale would be conditional on agreement over a range of issues relating to the variation of the current lease arrangement with NLL and appropriate servitudes, etc in relation to access to the service areas and the access road for carrying out the development works.

#### **Land at Kenilworth Avenue, Wishaw**

- 3.3 As indicated above, the Council have been involved in discussions with NHSL over the development of a joint facility as outlined. Planning Consent has now been granted and provision has been made within the Council's capital programme for funding of the Council element of the development. It is proposed that, in order to ensure that this development can be completed, the building is constructed on the site of the existing Library facility. Work is already ongoing in preparation for the temporary transfer of the Library to the site of the former Academy Primary School, East Academy Street, Wishaw. This site is located less than 200 metres from Wishaw Cross and close to all bus routes. It is anticipated that temporary accommodation will be available in the Autumn for the transfer of the staff in advance of demolition of the existing facility.
- 3.4 While work is ongoing to determine the extent of the total project costs for which the Council will be liable for a share, design/development work is moving forward and a main contractor has been appointed to act on behalf of Hub South West Scotland, and detailed work is now ongoing to progress a joint project between the Council and NHSL. Given the nature of the manner in which the project is being funded (via Hub South West Scotland, a vehicle promoted by Scottish Government through Scottish Futures Trust), in order to progress the development, the whole of the development site will require to be in the ownership of NHSL.
- 3.5 Negotiations have taken place with the District Valuer acting on behalf of NHSL and a price has been agreed for the transfer of the site of the current Library (as shown on the attached plan, the site extends to 0.8277 hectares and a price of £640,000 has been provisionally agreed for this). It should be noted that the sale of this area will form part of the larger negotiation and arrangement with NHSL to facilitate the joint occupation of the new building. This matter will be reported to Committee when terms are finalised.

#### **4. CORPORATE CONSIDERATIONS**

- 4.1 Both sites have yet to be formally declared surplus by the Council and, in addition, an area requires to be excised from the lease with North Lanarkshire Leisure in Kilsyth, however given that the development of a new Health facility in Kilsyth Town Centre is welcomed by the Council, it is proposed that in this instance formal approval of the Council is granted to the disposal with the appropriate procedural steps for the surplus process to be undertaken in tandem with final negotiations for the transfer of the land to NHSL.
- 4.2 The circumstances surrounding this request are largely due to the funding constraints placed on NHSL in that the development will require to be funded via Hub South West Scotland, which will require a large range of matters to be progressed to support NHSL's business case for the proposed developments.

4.3 The disposal is in accordance with the terms of Section 3.3 (direct sales) of the Land and Property Sales policy report approved on 18 November 2010 by the Policy and Resources (Property) Subcommittee.

**5. RECOMMENDATION**

5.1 It is recommended that Committee grant consent to:-

- (a) the proposed disposal of the land at Glasgow Road, Kilsyth to NHS Lanarkshire, as shown on the attached plan, extending to 0.80 hectares or thereby for the sum of £316,000;
- (b) the proposed disposal of the land at Kenilworth Avenue, Wishaw, as shown on the attached plan, extending to 0.8277 hectares or thereby for the sum of £640,000.

5.2 All other terms and conditions to be adjusted by the Head of Regeneration and Infrastructure Services.



**ERIC H HISLOP**  
**Head of Regeneration & Infrastructure Services**

*AKL* Members seeking further information on the contents of this report are asked to contact Eric Hislop, Head of Regeneration and Infrastructure Services, on 01236 632654.

# LOCATION PLAN - For Information Only

Title: Library Kenilworth Ave.

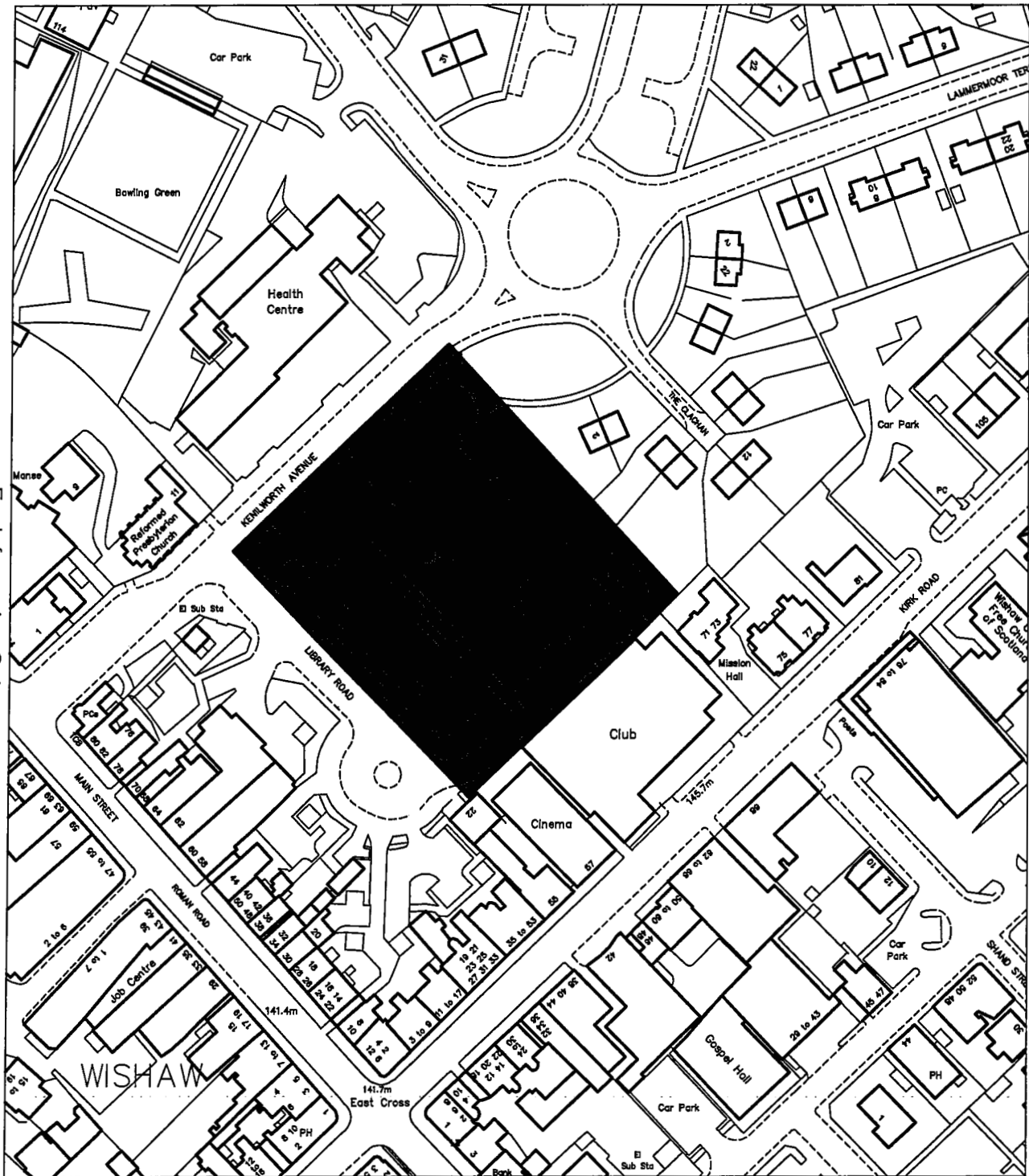
Scale 1:NTS



Town: Wishaw

Date: 08/05/13

## ENVIRONMENTAL SERVICES



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Head of Regeneration & Infrastructure  
 North Lanarkshire Council  
 Fleming House  
 2 Tryst Road, Cumbernauld, G67 1JW

# LOCATION PLAN - For Information Only

Title: Glasgow Road

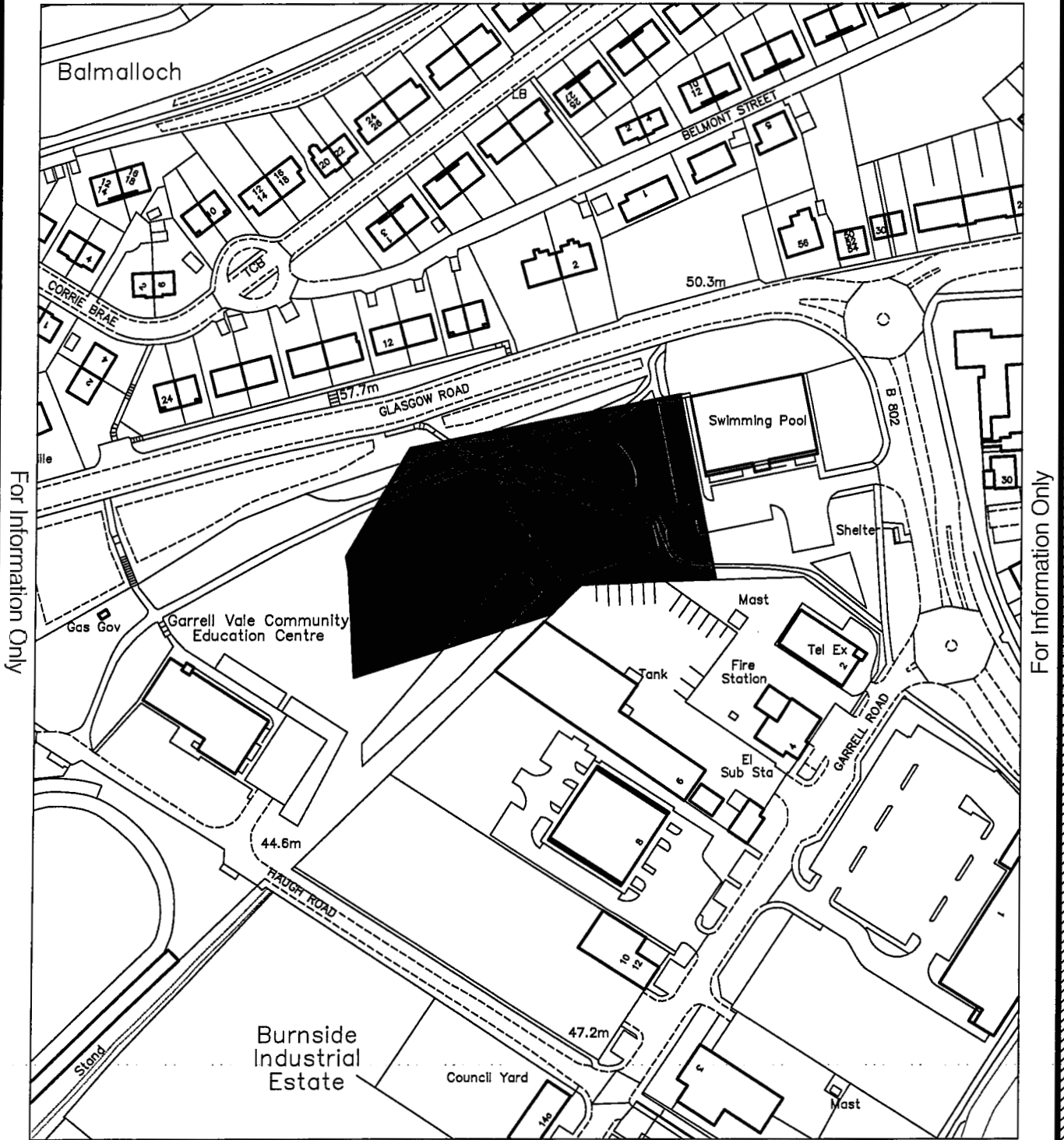
Scale 1:NTS



Town: Kilsyth

Date: 08/05/13

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