

NORTH LANARKSHIRE COUNCIL

REPORT

<p>To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB-COMMITTEE</p>	<p>Subject: SALE OF GAP SITE ON GLASGOW ROAD, WISHAW WISHAW & DISTRICT HOUSING ASSOCIATION</p>
<p>From: HEAD OF REGENERATION & INFRASTRUCTURE SERVICES</p>	
<p>Date: 16 May 2013</p>	
<p>Ref: ()/WP X8894307 W18</p>	

1. INTRODUCTION

1.1 This report concerns the proposed sale of land at 1-17 Glasgow Road, Wishaw to Wishaw & District Housing Association Ltd for a social housing development.

2. BACKGROUND

2.1 The end terrace building containing 2 residential flats known as 15/17 Glasgow Road was declared surplus by Motherwell District Council prior to re-organisation. The flats at one time were let as part of the Council's housing stock. This building was demolished in 2012.

2.2 The general amenity area immediately adjacent to the former building described above was declared surplus by the Environmental Service committee on 26 July 2011.

2.3 The attached plan highlights the site under consideration.

3. DESCRIPTION

3.1 15/17 Glasgow Road was a traditional stone built end terrace. The building contained 2 residential flats; a ground floor flat accessed from Glasgow Road or a rear doorway and an upper flat accessed off a back stairwell. The flats had lain vacant for a number of years but the general condition of the building left little option but demolition.

3.2 Following demolition, the gap site has received no particular finishing treatment on account of the potential land sale.

3.3 The amenity area on the corner of Glasgow Road/Belhaven Road/Marshall Street is slightly bunded and contains a number of semi mature trees. This site historically accommodated a tenement building containing a public house and residential apartments.

3.4 The gross site extends to 556 square metres or thereby

4. SALE PROPOSAL

- 4.1 This development opportunity was introduced to Housing Services, who indicated that it could be suitable for a small new build social housing project on the periphery of Wishaw town centre. Housing Services indicated that the site was not suitable for inclusion in their programme and it was then introduced to Wishaw & District Housing Association Ltd, who were interested in linking the site to their plans for the former Tesco site on Main Street.
- 4.2 Following negotiations with the Housing Association / Valuation Office Agency, a gross headline value of £60,000 has been agreed for the site. This is based on a limited residential development of up to 8 flats; mainly 1 bed accommodation.
- 4.3 A site investigation report commissioned by the Council and undertaken by WSP confirmed the site is underlain with shallow mine-workings which would require consolidation treatment if the land was redeveloped. In addition, there are various other abnormal development costs associated with the gap site, involving grubbing up old foundations, service protection/diversion and further works on the gable wall of the neighbouring building on Glasgow Road. The estimated abnormal development costs in relation to this site exceed £60,000.
- 4.4 In view of the abnormal development costs associated with this particular site, it has been provisionally agreed with the Housing Association that the land be sold for a nominal sum of £1, if asked. There would however be a provision in any sale contract that the Housing Association required to demonstrate the actual abnormal costs incurred, with the potential for monetary clawback in favour of the Council in the event that these costs fell below the £60,000 gross site value.
- 4.5 The proposed land sale will be conditional on the Housing Association (1) obtaining detailed planning permission for their social housing development and (2) satisfying itself with regard to the Council's title.

5. CORPORATE CONSIDERATIONS

- 5.1 The disposal complies with Section 3.3 (Direct Sales) of the Land and Property Sales policy report, approved on 18 November 2010 by the Policy & Resources (Property) Sub-Committee.
- 5.2 The site has already benefited from investment via Vacant and Derelict Land Funding to meet the costs of demolition of the existing building. The proposed sale may not generate a capital receipt, however the redevelopment of the gap site will remove a visual blight, will avoid further capital expenditure by the Council and new social housing will be developed, providing a significant improvement to this prominent gateway to Wishaw Town Centre.

6. RECOMMENDATIONS

- 6.1 It is recommended that Committee approve the proposed sale of land on Glasgow Road, Wishaw to Wishaw & District Housing Association Limited based on the terms detailed within this report.
- 6.2 All other terms and conditions to be adjusted by the Head of Regeneration & Infrastructure Services.



ERIC HISLOP
Head of Regeneration & Infrastructure Services

Members seeking further information on the contents of this report are asked to contact Mary Anne Robb, Section Manager, on 01236 632667.

LOCATION PLAN - For Information Only

Title: GLASGOW ROAD

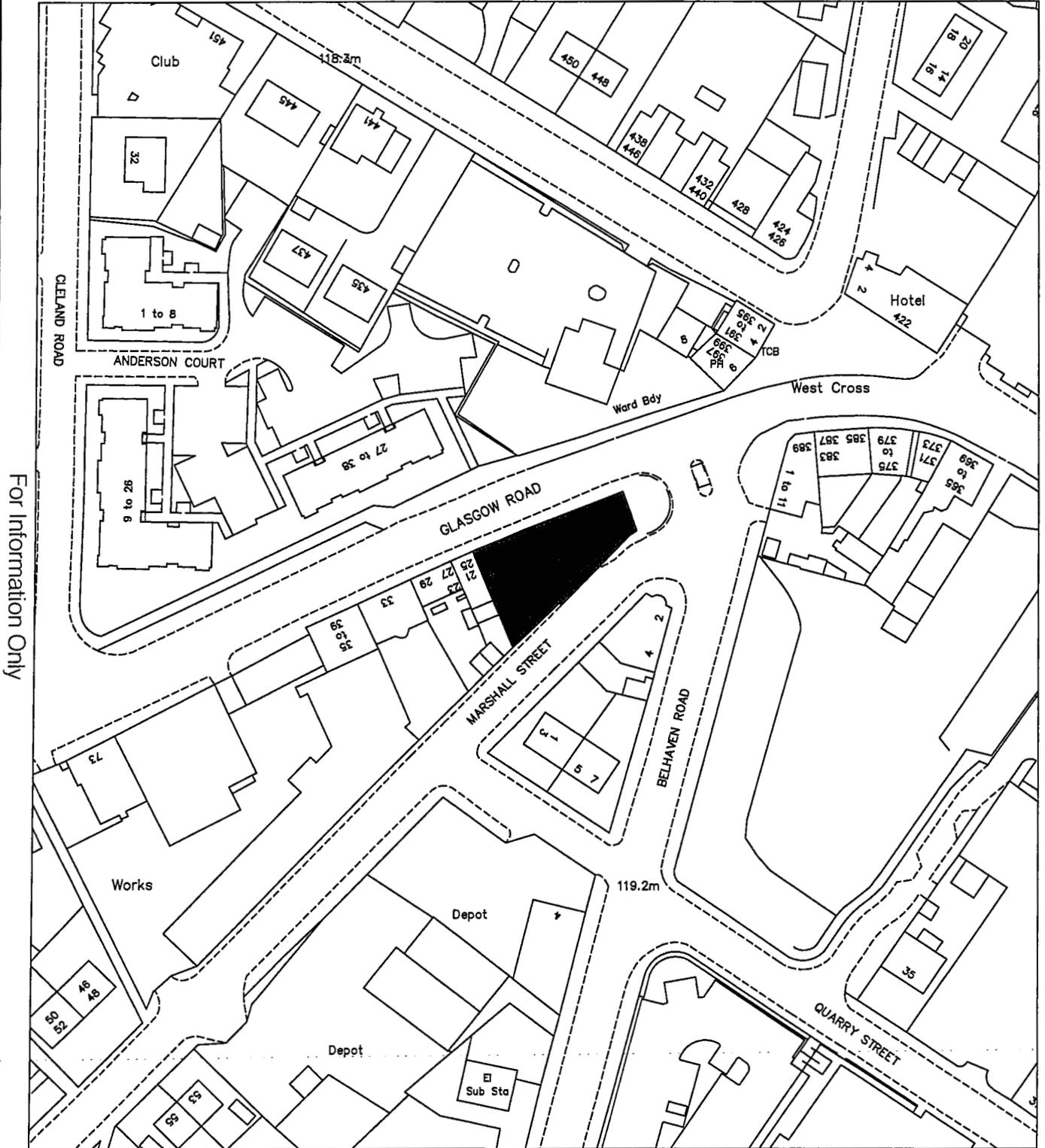
Scale 1:NTS



Town: WISHAW

Date: 27/3/13

ENVIRONMENTAL SERVICES



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CARTOGRAPHIC SERVICES

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