

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB COMMITTEE		Subject: 23d NORTHBURN AVENUE, AIRDRIE
From: HEAD OF LAND SERVICES		
Date: 5 September 2013	Ref: (ref)/WP W7	ACQUISITION OF RESIDENTIAL FLAT

1. INTRODUCTION

1.1 This report concerns the proposed acquisition of a residential flat at 23d Northburn Avenue, Airdrie in order to assist Housing Services progress the demolition of some flatted properties.

2. BACKGROUND

2.1 The Housing and Social Work Services committee on 7th June 2012 approved the demolition of 18 residential flats at 23/27 Northburn Avenue, Airdrie. The report also recognised that 3 privately owned flats needed to be acquired in order to allow project implementation and, approval was granted to pursue the necessary acquisitions.

2.2 Two of the three privately owned flats have now been purchased by voluntary agreement, leaving 23d Northburn Avenue as the one remaining property to be purchased.

2.3 The Housing and Social Work Services committee on 31st January 2013 approved the use of compulsory purchase procedures in relation to this project. The CPO has been promoted but has not yet been confirmed by the Scottish Ministers.

3. DESCRIPTION

3.1 23d Northburn Avenue is a middle floor, 3 bedroom flat in a 3 storey block containing 6 flats. This flat is in a very dilapidated condition, as are the other 5 flats in this particular block.

3.2 The flat is owned by Caversham Management Limited. The attached plan highlights the location of the property.

4. ACQUISITION

4.1 Following negotiations with the property owner, a figure of £15,000 has been provisionally agreed in respect of 23d Northburn Avenue, Airdrie. In addition, the Council will be responsible for the seller's administration/legal costs. The flat would be acquired with vacant possession.

5. CORPORATE CONSIDERATIONS

- 5.1 The acquisition is necessary to allow Housing Services to facilitate implementation of a local regeneration project on Northburn Avenue, Airdrie. It is in accordance with an approved committee decision.
- 5.2 The voluntary acquisition of this particular flat would negate the need for the CPO. It is however considered necessary to keep the CPO alive until the acquisition is formally concluded.
- 5.3 The acquisition will be funded by Housing Services.

6. RECOMMENDATIONS

- 6.1 It is recommended that 23d Northburn Avenue, Airdrie is acquired from Caversham Management Limited based on the terms detailed within this report.
- 6.2 All other terms of conditions to be adjusted by the Head of Land Services.



KENNETH WILSON
Head of Land 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: Northburn Avenue

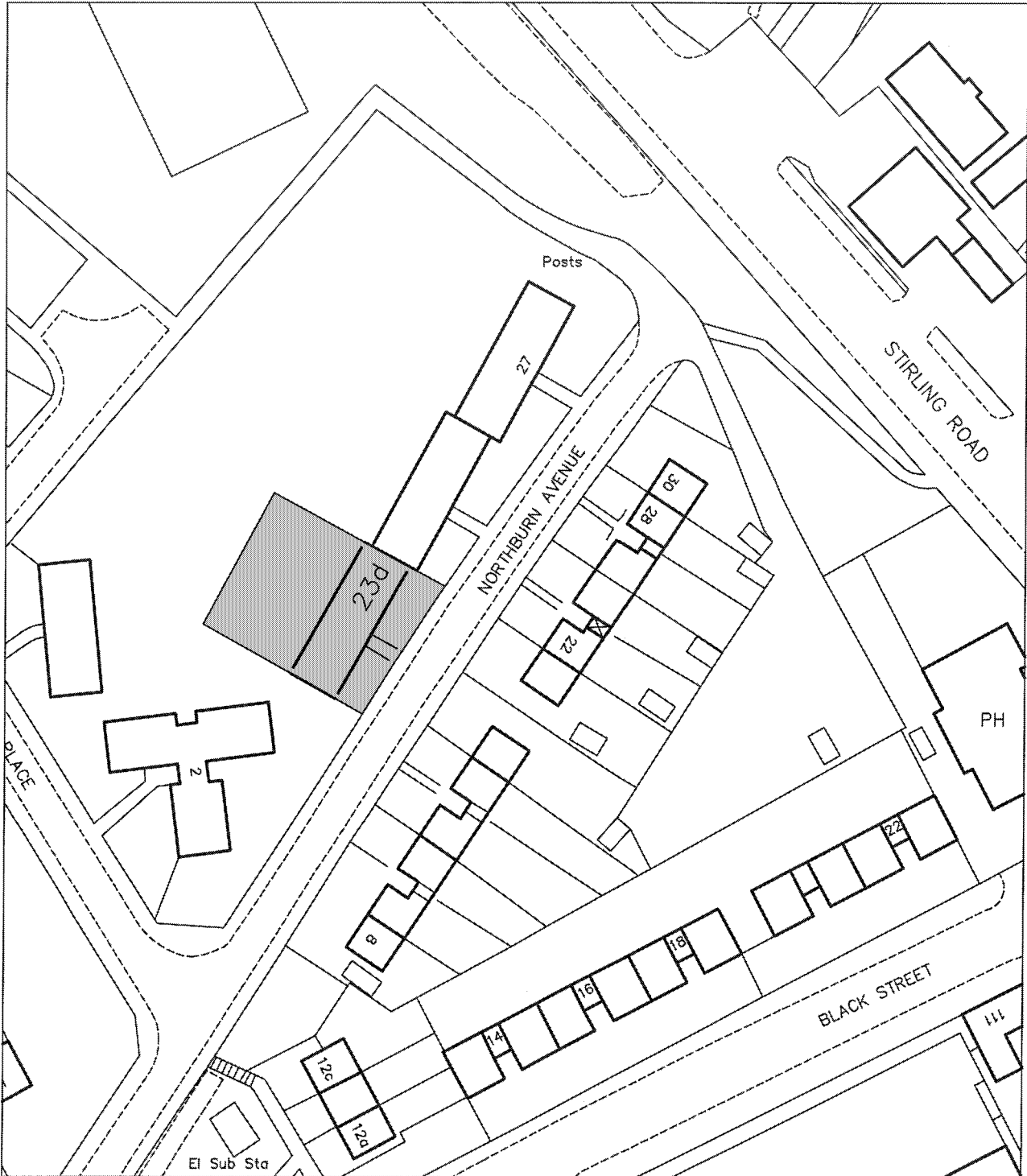
Scale 1:NTS



Town: Airdrie

Date: 10/06/2013

ENVIRONMENTAL SERVICES



CARTOGRAPHIC SERVICES

Reproduced from or based upon Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright Reserved. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. O.S. Licence Number LA 100023396

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