

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB-COMMITTEE		Subject: LAND AT LAUCHOPE STREET, CHAPELHALL – PROPOSED ACQUISITION
From: HEAD OF LAND SERVICES		
Date: 23 July 2013	Ref: MAR/HG	

1. INTRODUCTION

The purpose of this report is to seek homologation of action taken to progress the acquisition of land at Lauchope Street, Chapelhall.

2. BACKGROUND

2.1 The Head of Roads and Transportation has identified the need to provide additional public parking in Lauchope Street, Chapelhall, in order to alleviate congestion caused by on street parking, and improve road safety. A site has been identified in Lauchope Street, Chapelhall, adjacent to the Senior Citizens Centre which would be suitable for creation of car parking. The site is in private ownership, and over the last two months approaches have been made to the owner concerning the Council's interest in purchasing the site and attempting to commence voluntary negotiations for the acquisition of the land.

3. DESCRIPTION

3.1 The site is located on the western side of Lauchope Street, Chapelhall close to the junction with George Street. The majority of the ground is grassed and maintained with the remainder being overgrown and unkempt in appearance.

3.2 The ground extends to 1497 square metres (0.37 acres) or thereby and is shown shaded on the attached plan.

4. ACQUISITION PROPOSAL

4.1 Officers have recently identified that the site in Lauchope Street is being advertised for sale by an Auction company, and there is an opportunity to submit a bid to purchase the land now rather than wait to negotiate with a new owner in the future.

4.2 Approaches have subsequently made to the Auction company who confirmed that they had instructions from not the owner but a lender who had instructed the sale of the property. The property was being auctioned on 30 July 2013 with a guide price of offers over £30,000.

4.3/

- 4.3 When a property is placed for Auction then there are very tight requirements for submitting bids. The main differences are that if the Council is to authorise to officers to represent the authority at the Auction and bid for the property (subject to a maximum limit agreed prior to the Auction); if successful, the Council would require to pay a 10% deposit on the price plus fees on the day. Thereafter the Council would have a period of 14 days to either proceed or withdraw. This gives us a very short space of time to conclude the agreement and carry out any necessary due diligence exercise.
- 4.4 In advance of the Auction, a number of steps were taken: -
- Title position was investigated in relation to the site for sale.
 - A Coal Authority report was commissioned and shows no evidence of any underlying ground conditions.
 - A mechanism was identified to enable a 10% deposit and necessary fees to be paid on the day of the Auction.
- 4.5 Having considered the issue of valuation, and following consultation with the Conveners of the Planning and Transportation Committee and of the Policy and Resources (Regeneration and Infrastructure) Sub-Committee, the Executive Director of Regeneration and Environmental Services authorised participation in the auction and submission of a bid for the property detailed in this report up to a maximum sum of £70,000.
- 4.6 Officers attended the auction on 30th July 2013 to bid for the property. The Council was successful in securing the property for £47,000 plus fees. The transaction has now been concluded.

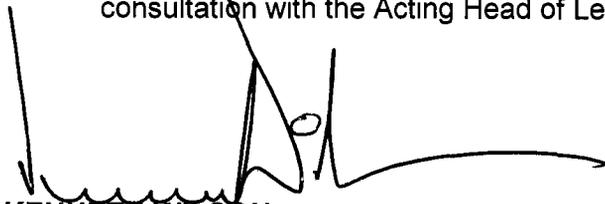
5. CORPORATE CONSIDERATION

- 5.1 The land acquisition is required to implement the proposed car park improvements in Chapelhall. This will improve road safety and provide additional benefits to the local economy. The funding of the land acquisition and the car park will be met from Roads' service budget.

6. RECOMMENDATIONS.

- 6.1 It is recommended that the Committee homologate the action taken by the Executive Director of Regeneration and Environmental Services following consultation with the Conveners of the Planning and Transportation Committee and the Policy and Resources (Regeneration and Infrastructure) Sub-Committee in authorising participation in an Auction to acquire the above property at Lauchope Street, Chapelhall at a maximum sum of £70,000.
- 6.2 Note the council were successful at the auction and note the purchase price of £47,000 + fees.
- 6.3/

6.3 All other terms and conditions to be adjusted by the Head of Land Services in consultation with the Acting Head of Legal Services.

A handwritten signature in black ink, appearing to read 'Kenneth Wilson', with a long horizontal flourish extending to the right.

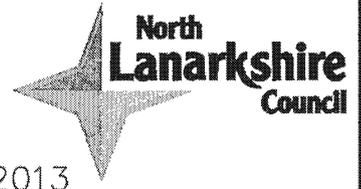
KENNETH WILSON
Head of Land Services

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

LOCATION PLAN - For Information Only

Title: Lauchope Street

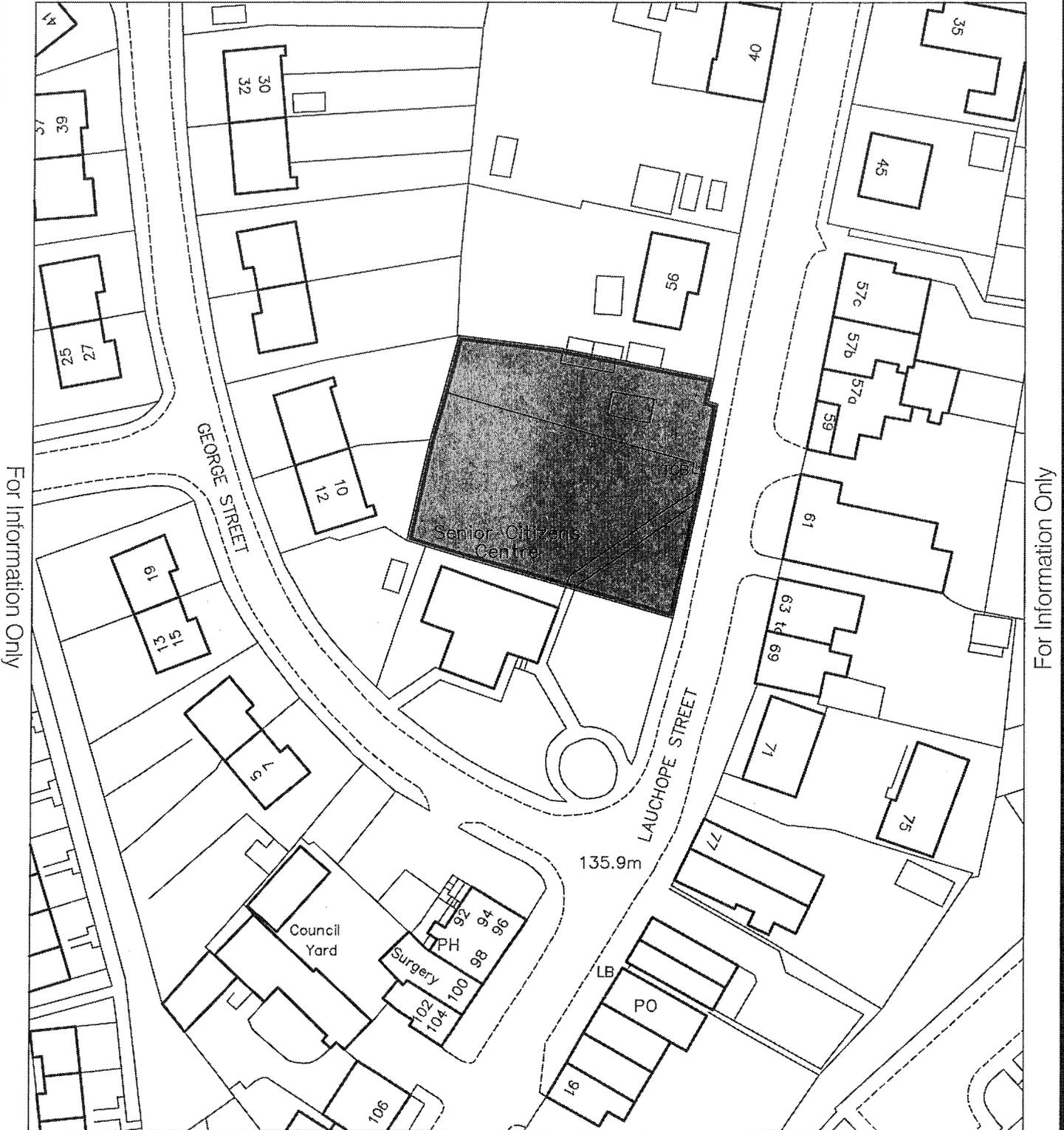
Scale 1:N.T.S.



Town: Chapelhall

Date: 14/08/2013

LAND SERVICES



CARTOGRAPHIC SERVICES

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