

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUBCOMMITTEE		Subject: NORTH LANARKSHIRE COUNCIL AND NHS LANARKSHIRE UPDATE ON PROPOSED DISPOSAL OF TWO SITES FOR NEW HEALTH FACILITIES IN KILSYTH AND WISHAW
From: HEAD OF LAND SERVICES		
Date: 5 September 2013	Ref: IM / W1 / W20	

1. INTRODUCTION

1.1 The purpose of this report is to update committee on the disposal of two sites in North Lanarkshire to NHS Lanarkshire (NHSL) for 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 Further to the previous report detailing the disposal of the two sites considered by committee at the meeting on 16 May 2013, negotiations have continued with NHSL that have resulted in changes which will require formal approval to allow the project to proceed.
- 2.2 Following further investigations the disposal boundaries for the two sites have been subject to change which will be detailed in this report.

3. REVISED DISPOSAL NEGOTIATIONS

Kilsyth Facility

- 3.1 The original disposal area reported to committee in May extended to 0.80 hectares (1.977 acres) or thereby and following changes to the design and parking layout the boundary has been extended along the western portion of the site.
- 3.2 The revised site area extends to 0.833 hectares (2.06 acres) or thereby, shown shaded on the attached Plan 1. The changes are relatively minor and the provisionally agreed sale price of £316,000 will remain unchanged.
- 3.3 The sale remains conditional on agreement over a range of issues relating to the variation of the current lease arrangement with North Lanarkshire Leisure (NLL) and appropriate servitudes, etc in relation to service connections, access to the service areas and the access road for carrying out development works.

Land at Kenilworth Avenue, Wishaw

- 3.4 The original disposal area reported to committee in May extended to 0.8277 hectares (2.045 acres) or thereby. The boundaries around the site have been altered following further design work which has reduced the area required by NHSL.
- 3.5 Additionally, on the opposite side of Kenilworth Avenue adjacent to the existing health centre three small areas of ground have been identified as being required by NHSL. The changes required at this location were brought about largely by the reconfiguration of the road at Kitchener Street which was carried out a number of years ago and will regularise the ownership boundaries. The revised disposal areas are shown highlighted on the attached Plan 2.
- 3.6 There is one small area of ground extending to 20 square metres or thereby to be transferred from NHSL to the council at nominal value. The area is shown highlighted on the attached Plan 3.
- 3.7 The revised area of ground to be disposed to NHSL extends in total to 0.762 hectares (1.88 acres) or thereby. The provisionally agreed sale price of £640,000 will remain unchanged.
- 3.8 The sale will be conditional on appropriate servitudes etc to allow for service connections and access.

4. CORPORATE CONSIDERATIONS

- 4.1 Both sites have yet to be formally declared surplus by the Council. Also, an area requires to be excised from the lease with NLL in Kilsyth, and an additional area added to reflect the revised parking layout, 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;

- (a) Notes the changes to the site areas detailed above.
- (b) Approves the acquisition of the small area of ground adjacent to Kitchener Street, as detailed in 3.6 above.
- (c) Grants consent for any variation required to the lease with NLL at Kilsyth Swimming Pool.
- (d) Grants consent for any necessary servitudes required to facilitate the development of the two sites.

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



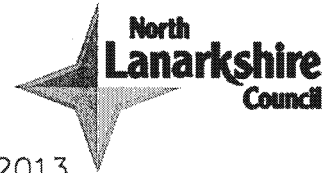
KENNETH WILSON
Head of Land Services

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

LOCATION PLAN - For Information Only

Title: Land adjacent to Kilsyth Baths

Scale 1:NTS

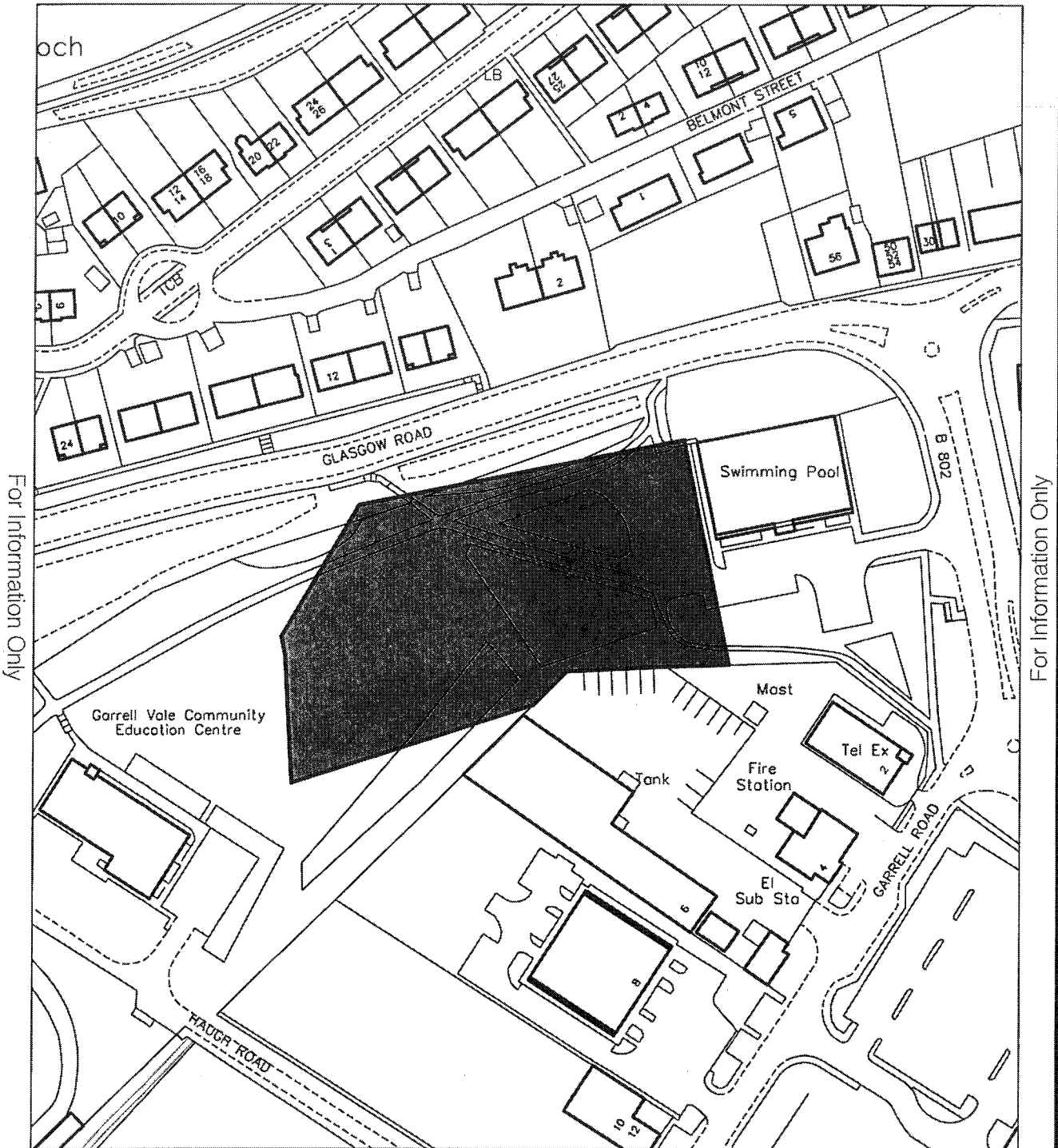


Town: Kilsyth

Plan 1

Date: 15/08/2013

LAND SERVICES



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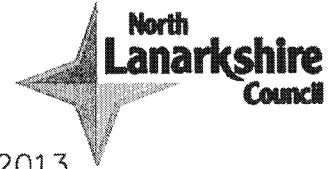
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Head of Land Services
 North Lanarkshire Council
 Fleming House
 2 Tryst Road, Cumbernauld, G67 1JW

LOCATION PLAN - For Information Only

Title: Library/Health Centre
Kenilworth Avenue

Scale 1:NTS

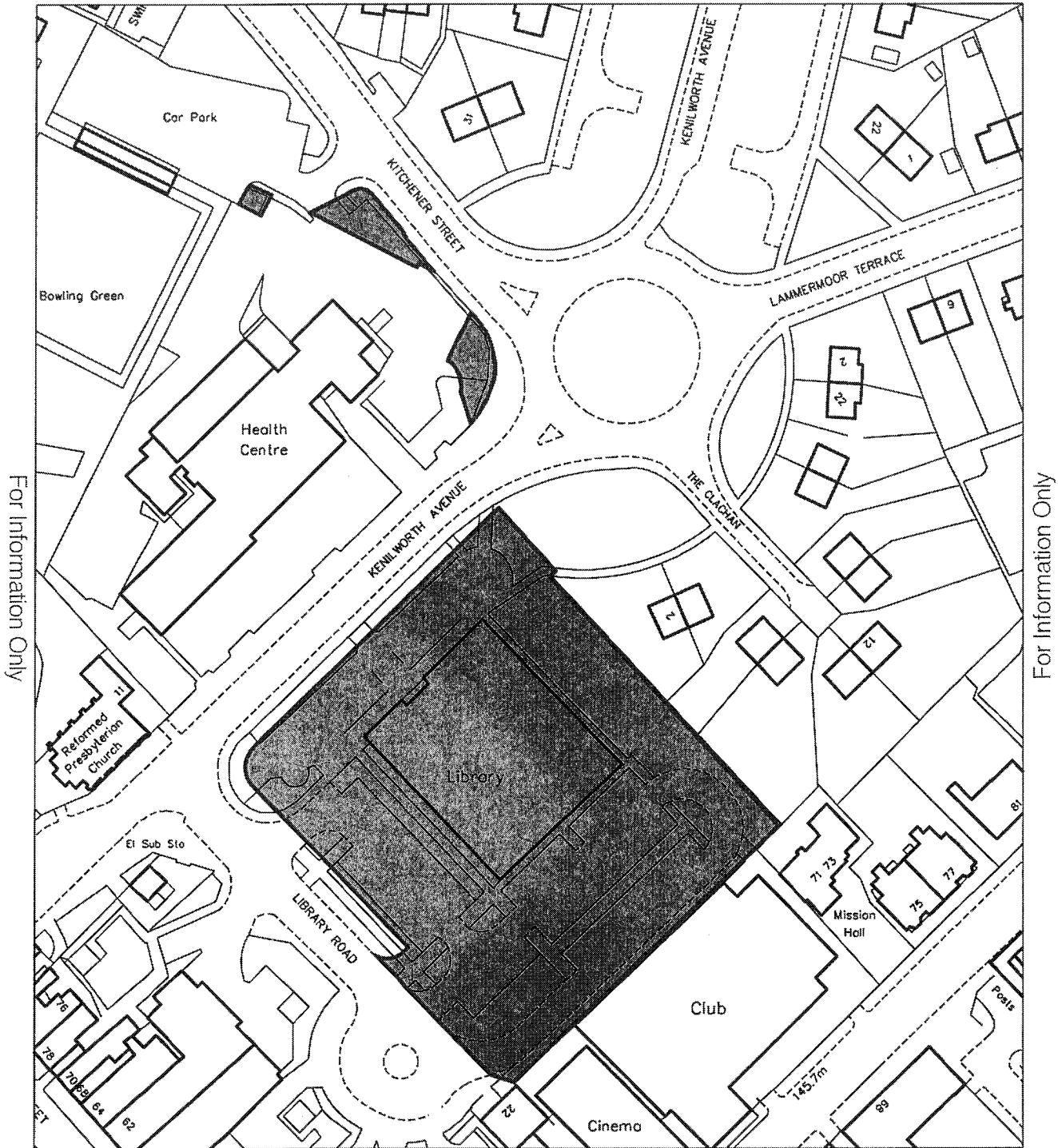


Town: Wishaw

Plan 2

Date: 15/08/2013

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North Lanarkshire Council
Fleming House
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LOCATION PLAN - For Information Only

Title: Library/Health Centre
Kenilworth Avenue

Scale 1:NTS

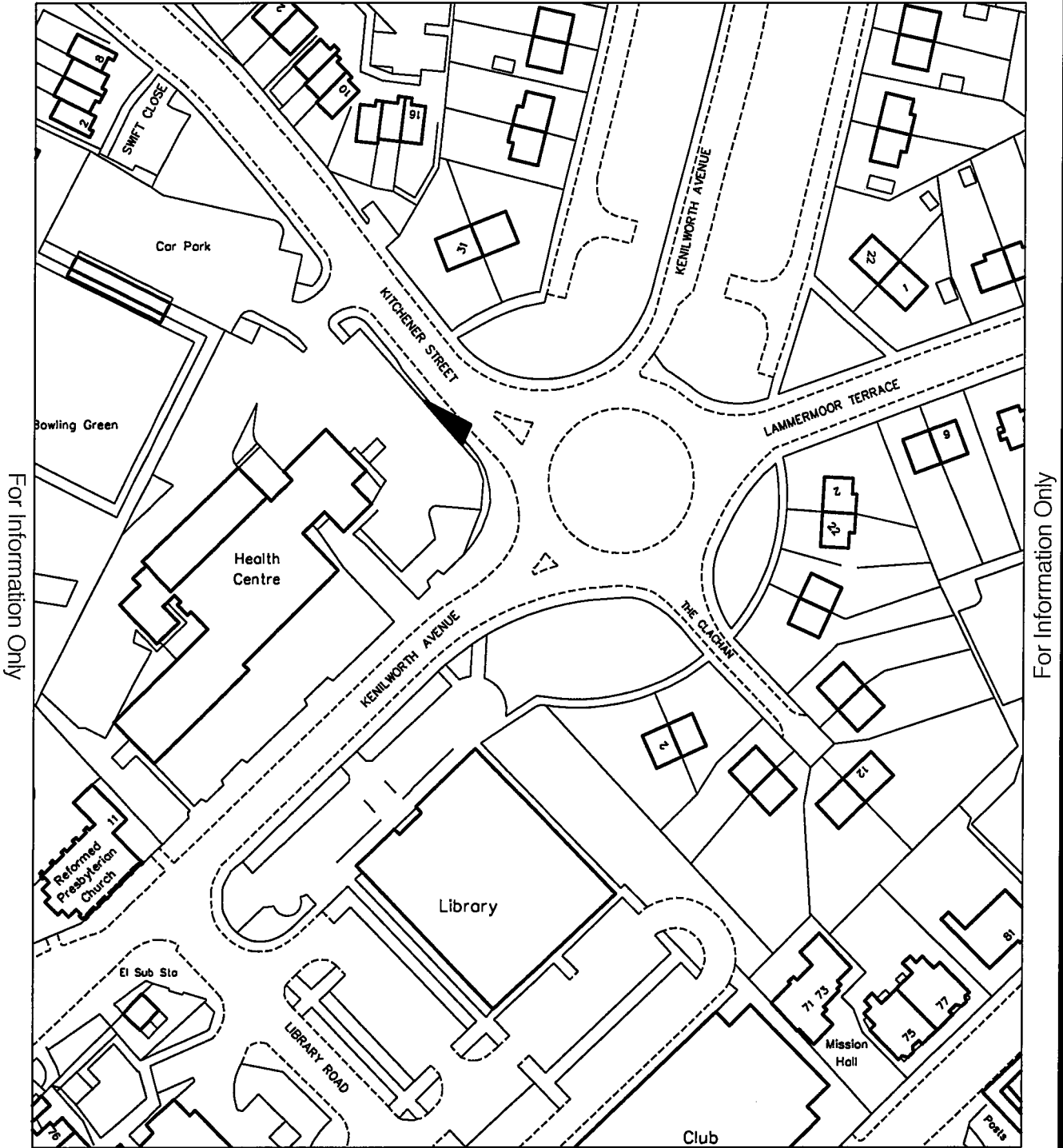


Town: Wishaw

Plan 3

Date: 15/08/2013

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