

**NORTH LANARKSHIRE COUNCIL
REPORT**

<p>To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB-COMMITTEE</p>	<p>Subject: PROJECT PROPOSALS FOR 7-13 BANK STREET, COATBRIDGE</p>
<p>From: HEAD OF ENVIRONMENT AND ESTATES</p>	
<p>Date: 21 February 2014</p>	<p>Ref: IM / R2890244 / W9</p>

1. INTRODUCTION

1.1 The purpose of this report is to seek Committee approval to acquire the former tanning salon at 7 Bank Street, Coatbridge and to subsequently dispose of the council's interest at 7-13 Bank Street, Coatbridge.

2. BACKGROUND

- 2.1 The subjects are a Grade C Listed tenement building at 7-13 Bank Street and the ground floor shop unit at 7 Bank Street is the only property within the building that is not owned by the council.
- 2.2 As a result of maintenance issues brought about by the building's proximity to the adjacent railway line the property has fallen into a state of disrepair and has been vacant for a number of years. The council has considered various options for the refurbishment of this building, however, the state of disrepair, the costs involved in refurbishment and the fact that the council did not have ownership of 7 Bank Street have made it difficult to identify a viable project.
- 2.3 The Scottish Government recently announced details of a £2m Town Centre Housing Fund aimed at bringing empty properties in town centres back into use as affordable housing.
- 2.4 Clyde Valley Housing Association (CVHA) have requested to purchase 7-13 Bank Street and are progressing a proposal to convert the building to six self contained flats for rent. An application was made by CVHA to the Town Centre Housing Fund for £150,000 in respect of this project and confirmation has been received that the application was successful.
- 2.5 The project is included within the Strategic Local Programme for housing investment which was approved by the Housing and Social Work Services Committee in August 2013.
- 2.6 The company that owned the tanning salon is dissolved and the administrator for the Queens and Lord Treasurer's Remembrancer (QLTR) has advised that they consider that the property is now owned by the Crown.
- 2.7 The acquisition of 7 Bank Street will assist in securing the refurbishment of the building at 7-13 Bank Street. Should the proposal for conversion to six flats not progress then the acquisition of the subject property would still be prudent in order to consolidate the council's ownership position within the building.

2.8 The properties at 9-13 Bank Street were declared surplus to non-operational requirements by the Policy and Resources (Property) Sub-committee on 6 November 2003.

3. DESCRIPTION

3.1 The property is a two storey red sandstone building situated in a prominent position on the south side of Bank Street, as shown shaded on the attached plan.

3.2 The former tanning saloon at 7 Bank Street is located on the ground floor of the property, as shown hatched on the attached plan.

3.3 As detailed above, the building is grade C Listed and has fallen into a state of disrepair. As a result of the condition of the building it was considered too dangerous to carry out an internal inspection of the premises.

4. ACQUISITION PROPOSAL

4.1 The QLTR appointed the District Valuer (DV) to carry out a valuation of the property and following negotiations a provisional sum of £1,000 plus fees and costs has been provisionally agreed for the acquisition of 7 Bank Street.

5.0 DISPOSAL TERMS

5.1 Following discussions with CVHA it has been provisionally agreed to transfer the council's interest in 7-13 Bank Street at nil value. This figure reflects the severely dilapidated condition of the building and the fact that without grant funding the refurbishment of the building would not be financially viable.

6. CORPORATE CONSIDERATIONS

6.1 The acquisition of 7 Bank Street will consolidate the council's ownership within the building and assist with the wider refurbishment proposals outlined above.

6.2 Planning and Regeneration Services have confirmed that there are sufficient funds within their existing budget to meet the acquisition and disposal costs.

6.3 The proposed disposal is in line with Section 3.3 (i.e. direct sales) of the Land and Property Sales Policy, approved by the Policy & Resources (Property) Subcommittee on 18 November 2010.

7. RECOMMENDATIONS.

7.1 It is recommended that the Committee approves:-

- i) the acquisition of 7 Bank Street, Coatbridge from the QLTR on the terms detailed in section 4. above.
- ii) the sale of 7-13 Bank Street, Coatbridge to Clyde Valley Housing Association or their nominees on the terms detailed in section 5. above.

7.3 All other terms and conditions to be adjusted by the Head of Environment and Estates.

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

KENNETH WILSON
Head of Environment and Estates

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: 7-13 Bank Street

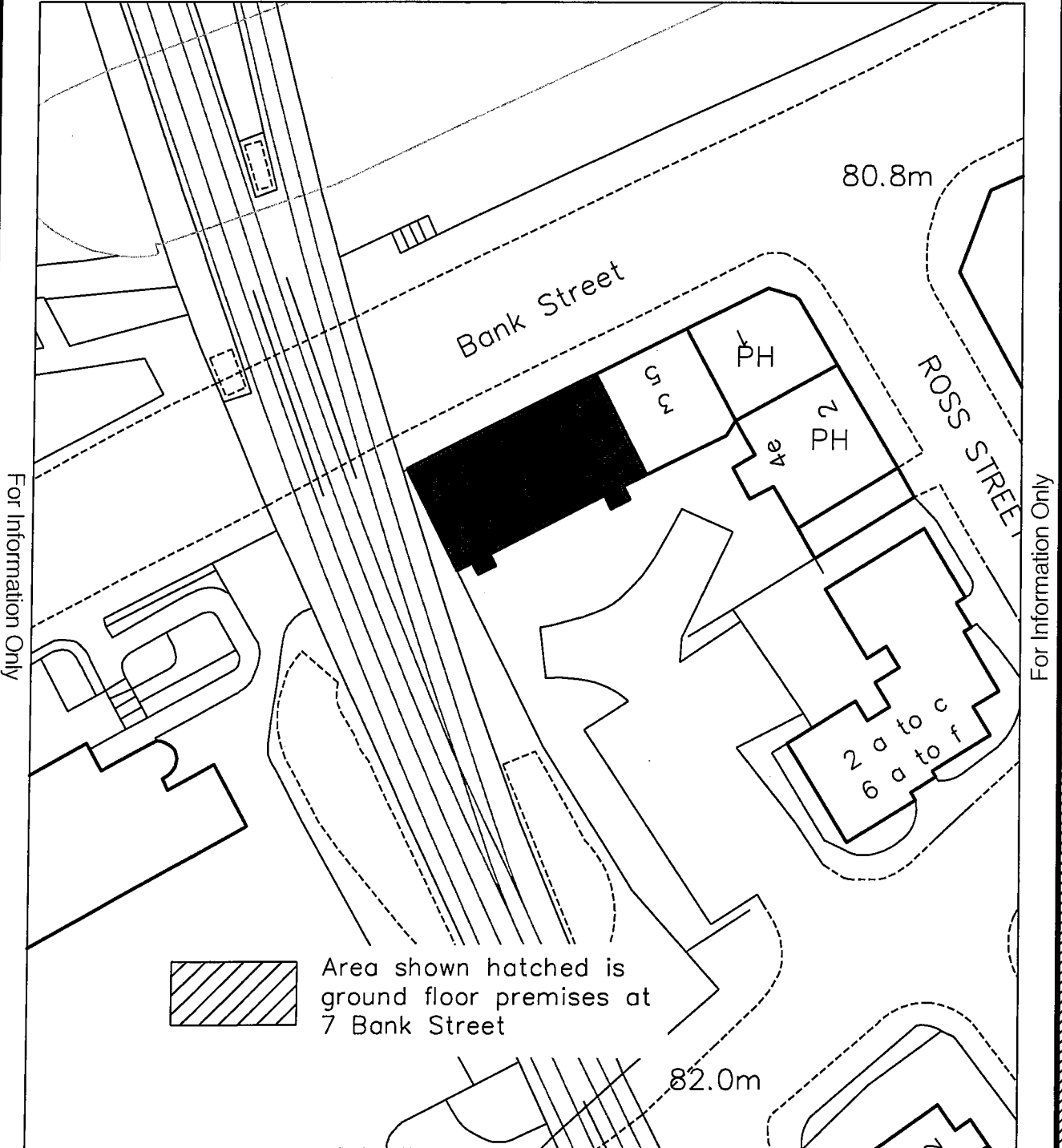
Scale 1:N.T.S.



Town: Coatbridge

Date: 27/01/2014

ENVIRONMENT & ESTATES



Area shown hatched is ground floor premises at 7 Bank Street

CARTOGRAPHIC & MAPPING SERVICES

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