

NORTH LANARKSHIRE COUNCIL

REPORT

To: <b>POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB-COMMITTEE</b>		Subject:  <b>SALE OF LAND:  BERRYHILL ROAD, SEAFAR, CUMBERNAULD</b>
From: <b>HEAD OF ENVIRONMENT &amp; ESTATES</b>		
Date: <b>20 February 2014</b>	Ref: <b>HR/90018095/ W10</b>	

**1. INTRODUCTION**

- 1.1 The purpose of this report is to seek Committee approval for the disposal of land at Berryhill Road, Seafar, Cumbernauld.

**2. BACKGROUND**

- 2.1 The land in question was declared surplus by the two relevant holding departments at the Planning & Transportation Committee of 28 June 2012, and the Environmental Services Committee of 30 October 2012, and both remitted to Policy & Resources (Regeneration & Infrastructure) Sub-Committee for action.
- 2.2 The sale of the land to Sanctuary Housing Association is proposed in order to enable site assembly which will allow the proposed demolition and re-development of the site for new-build housing by Sanctuary Housing Association.
- 2.3 There are 12 multi storey blocks of flats in Cumbernauld, three of these are located at Berryhill Road. This is the second phase of a programme to demolish and construct new flats at each location of the multi storey blocks. Committee approved the sale of land at the first phase in Allanfauld Road in November 2012. The Berryhill Road blocks are in a relatively poor state of disrepair and suffer from water ingress. At this stage, the blocks are not structurally unstable but, over time, if no action is taken, the blocks could deteriorate to the point where their structural integrity could be compromised.

**3. DESCRIPTION**

- 3.1 The land extends to 7614 square metres, or thereby, and comprises areas of hard and soft landscaping located around 3 multi storey blocks of flats at Berryhill Road, Seafar, Cumbernauld, as shown on the attached plan.
- 3.2 The solum of the three multi storey blocks and of the adjacent lock-ups is in the joint ownership of Sanctuary Housing Association and a number of private owners.

#### **4. VALUATION CONSIDERATIONS**

- 4.1 In assessing the value of the Council's land at this location, regard has been taken of our ability to dispose of its interest in isolation of the multi storey blocks adjacent. The conclusion has been reached that the value of this land in isolation will be negligible and further consideration has been given to the value of the Council's land when merged with the land holding of Sanctuary Housing Association which would provide a "marriage value". After detailed analysis of land values combined with demolition and other costs has taken place, this gives rise to a negative value for both the Council's interest and that of Sanctuary Housing Association.
- 4.2 In order to bring forward the demolition and redevelopment of these flats, it is proposed that the Council dispose of its interest to Sanctuary Housing Association at this location for £1.

#### **5. CORPORATE CONSIDERATIONS**

- 5.1 The disposal of this site will not impact on Council operations.
- 5.2 The disposal of this surplus site will secure the best use of the land.
- 5.3 The disposal is in line with Section 3.3 (Direct Sales) of the Land and Property Sales Policy report, approved by the Policy & Resources (Property) Sub-Committee on 18<sup>th</sup> November 2010.

#### **6. RECOMMENDATIONS**

- 6.1 It is recommended that Committee approve the disposal of the land at Berryhill Road, Seafar to Sanctuary Housing Association, or their nominees, for the sum of £1.
- 6.2 All other terms and conditions to be adjusted by the Head of Environment & Estates.



**KENNETH WILSON**  
Head of Environment & Estates

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



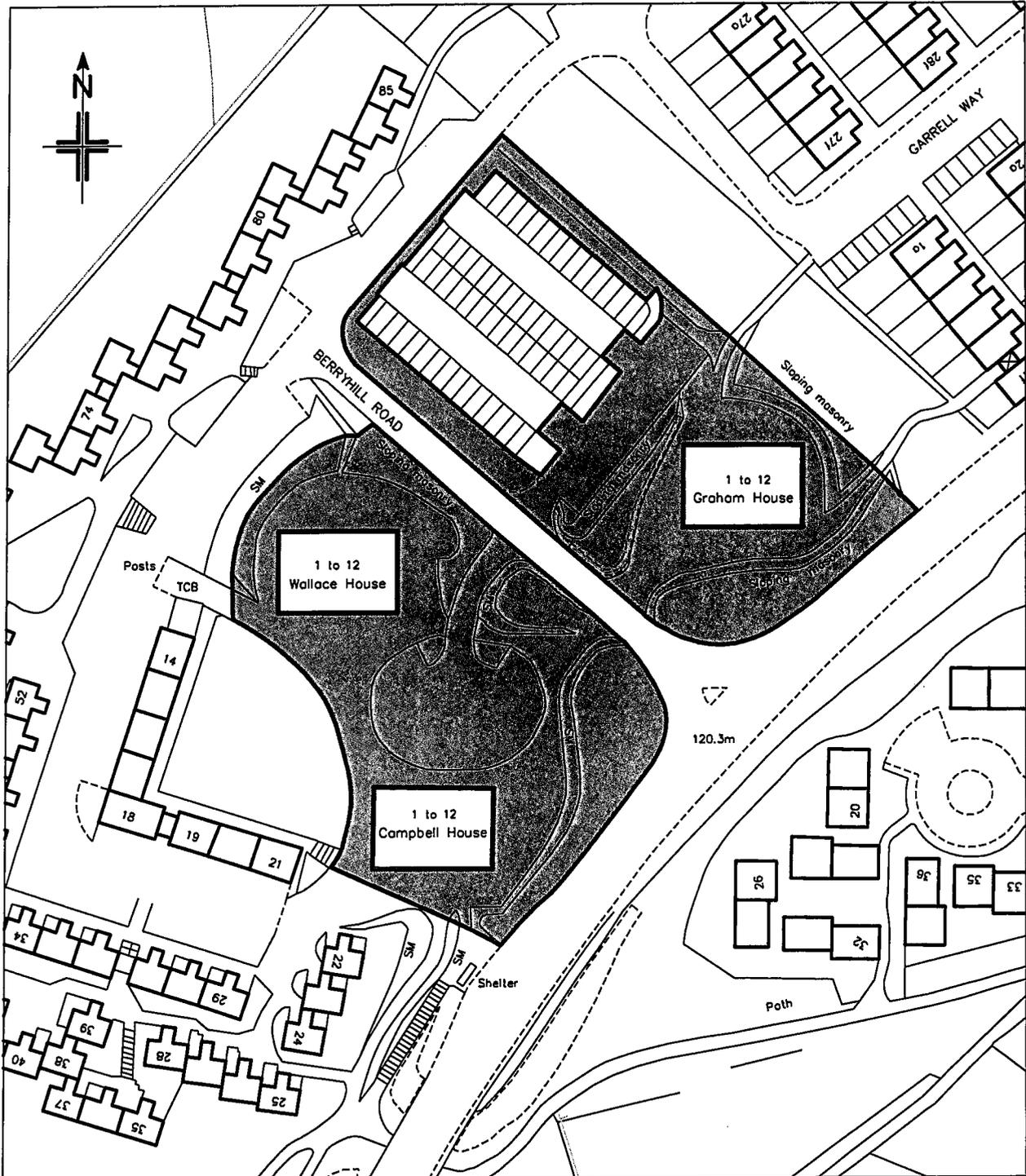
Title: Land at Berryhill Road, Seafar

Scale 1:NTS

Town: Cumbernauld

Date: 27/01/2014

## ENVIRONMENT & ESTATES



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