

**REPORT**

<b>TO:</b>	HOUSING & PROPERTY SERVICES (PROPERTY SUBCOMMITTEE)	<b>DATE:</b> 21 December 99
<b>FROM:</b>	DIRECTOR OF HOUSING & PROPERTY SERVICES	<b>REF:</b> WP/FF/X8894897
<b>SUBJECT:</b>	LAND AT PARTICK STREET/KELVIN STREET, COATBRIDGE	

**1 PURPOSE OF REPORT**

To consider the sale of land at Partick Street/Kelvin Street, Coatbridge to Cube Housing Association Limited.

**2 BACKGROUND**

The subject site is presently used as amenity grass land, bounded by Partick Street and Kelvin Street, all as highlighted on the accompanying plan. The site area is 0.573 hectare (1.416 acre) or thereby. North Lanarkshire Council held this site partly on the Housing Account and partly on the Planning Account. Both Housing & Property Services and Planning & Environment Committees have declared their respective interest surplus to operational requirements at meetings held in December 1999. The site has also been listed in the monthly Bulletin of Available Property issued in December 1999. No departmental interest has been expressed.

**3 CUBE HOUSING ASSOCIATION LIMITED**

Cube Housing Association Limited propose acquiring the land from North Lanarkshire Council in its present condition on the understanding that Lanarkshire Development Agency will offer to fund the consolidation of shallow mine workings. It is proposed that the site will be developed jointly by Cube Housing Association Limited and Bett Partnerships, creating something in the order of 20 housing units. The development will be equally divided between houses for sale and houses for social renting.

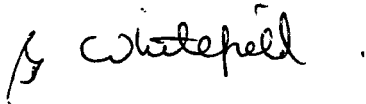
Following discussions with the District Valuer, it has been provisionally agreed that the site has an open market value of One Hundred Thousand Pounds (£100,000), once due allowance is taken of the shallow mine workings. No allowance has, however, been taken for other ground conditions such as soil contamination or poor bearing capacity requiring abnormal foundation design as no detailed site investigation has yet been undertaken by the prospective purchasers. It must therefore be clearly stated that if there are additional ground problems beyond the shallow mine workings, then the aforementioned valuation may require to be adjusted.

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**4 RECOMMENDATIONS**

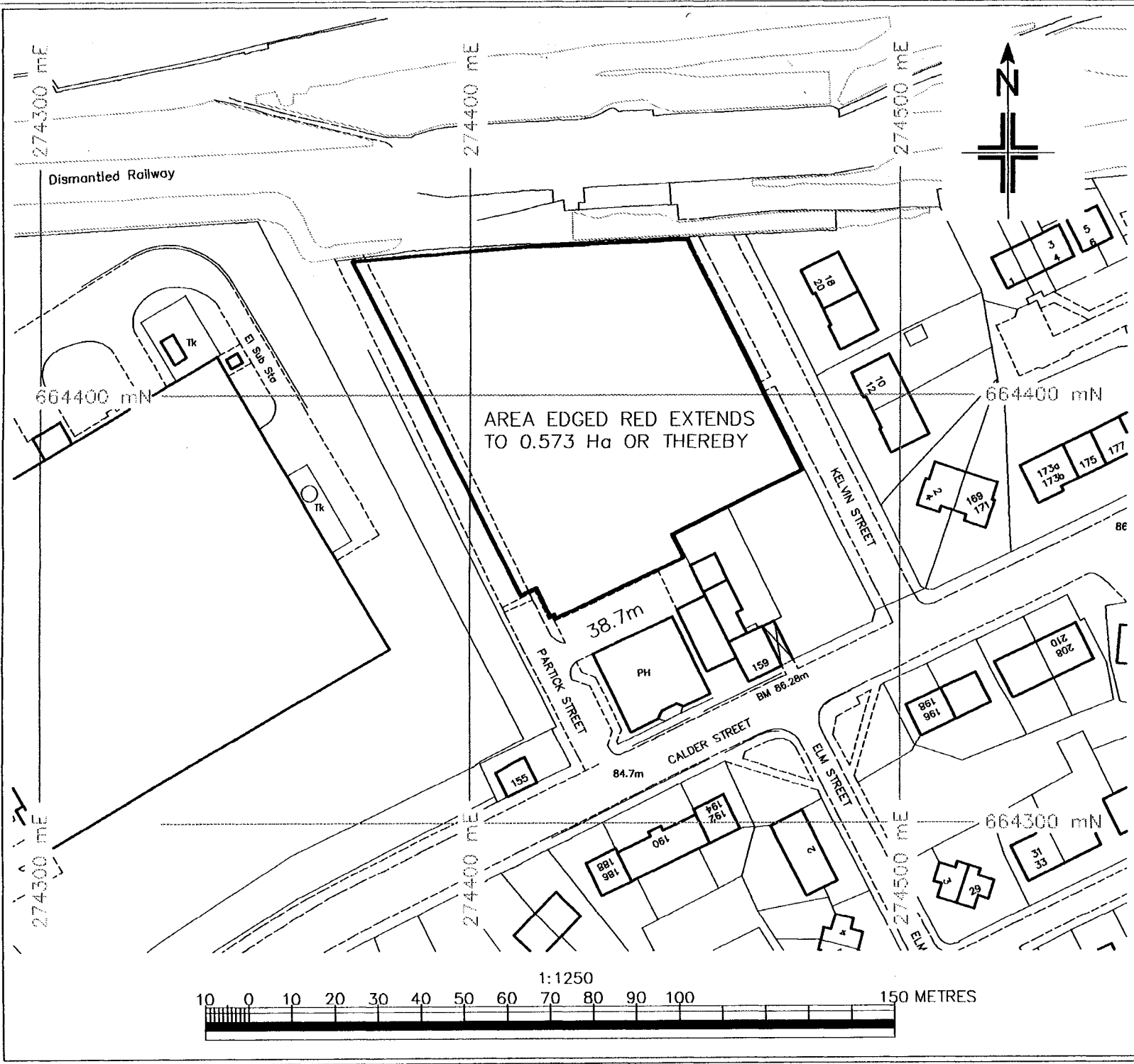
It is recommended that the site at Partick Street/Kelvin Street be offered to Cube Housing Association Limited based on the terms and conditions detailed herein.

All other terms and conditions of sale to be adjusted by the Head of Property.



**GAVIN WHITEFIELD**  
**Director of Housing & Property Services**





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# NORTH LANARKSHIRE COUNCIL

DEPARTMENT OF HOUSING AND PROPERTY SERVICES

PROPERTY SERVICES DIVISION

CARTOGRAPHIC SERVICES

Director of Housing & Property Services  
 Fleming House, 2 Tryst Road, Cumbernauld G87 1JW

TITLE  
 GROUND AT PARTICK STREET  
 COATBRIDGE ML5

PROJECT  
 PROPOSED DEVELOPMENT SITE

File No.	Job No.
Title No.	Client PLG
Ward	
Surveyed by	OS Sheet No. NS7464SW
Processed by JD	Date 22/12/99 Revision
Checked by	Drawing No
Scale 1: 1250	15825/2