

**Motherwell, 12 January 2000 at 11 am.**

A Meeting of the **HOUSING AND PROPERTY SERVICES (PROPERTY) SUB-COMMITTEE**

**PRESENT**

Councillor McLaughlin, Convener; Councillors Clarke, Gormill, Hogg, Lunny, Lyle, J. Martin, Mathieson, Morris, G. Murray, Nolan and Wilson.

**CHAIR**

Councillor McLaughlin (Convener) presided.

**IN ATTENDANCE**

The Committee Services Officer, Head of Property and Area Housing Manager (Wishaw), Planning Manager and Accountant.

**APOLOGIES**

Councillors McCabe and Valentine.

**RATIONALISATION OF THE TRANSPORT MAINTENANCE SECTION - DEPOT AT ALBERT STREET, MOTHERWELL - SURPLUS TO REQUIREMENTS**

1. With reference to paragraph 18 of the Minute of the meeting of the Community Services Committee held on 30 November 1999 when, inter alia, that Committee had (1) approved proposals by the Director of Community Services for the rationalisation of the Transport Section and Depots of the Department of Community Services, and (2) agreed to declare the depot at Albert Street, Motherwell, surplus to requirements of the Department and to remit the matter to this Committee for its consideration, there was submitted a report dated 18 November 1999 by the Director of Community Services thereon.

**Decided:** that the Head of Property be authorised to dispose of the Depot at Albert Street, Motherwell, in terms of the agreed policy.

**PROPERTY CAPITAL PROGRAMME 1999/2000**

2. There was submitted a report dated 20 December 1999 by the Director of Housing and Property Services regarding the progress of the Property Capital Programme 1999/2000 for the period from 1 April to 5 December 1999.

**Decided:** that the financial position of the Property Capital Programme as at 5 December 1999 be noted.

**PARTICK STREET/KELVIN STREET, COATBRIDGE - DISPOSAL OF LAND SURPLUS TO REQUIREMENTS**

3. With reference to paragraph 1 of the Minute of the meeting of the Planning and Environment Committee when, inter alia, that Committee had agreed to declare an area of land extending to 0.32 of a hectare or thereby at Partick Street/Kelvin Street, Coatbridge, surplus to the requirements of the

Department of Planning and Environment and to remit the matter to this Sub-Committee for consideration, and to paragraph 32 of the Minute of the meeting of the Housing and Property Services Committee held on 1 December 1999 when, *inter alia*, that Committee had (1) agreed to declare an area of land extending to 0.245 of a hectare or thereby at Partick Street Street/Kelvin Street surplus to the requirements of the Department of Housing and Property Services, and (2) authorised the Head of Property (a) to enter into consultations with Cube Housing Association to negotiate terms and conditions for the disposal of the entire site extending to 0.573 of a hectare or thereby to the Housing Association for housing development purposes, and (b) if necessary, to enter into a Minute of Agreement with the Lanarkshire Development Agency on the basis that the Agency would fund the site consolidation works, there was submitted a report (docketed) dated 21 December 1999 by the Director of Housing and Property Services (i) providing details of the terms and conditions which had been negotiated with Cube Housing Association; (ii) advising that the District Valuer had set a value of £100,000 for the entire site; (iii) indicating that the value of the site might require to be adjusted if additional ground problems were identified, and (iv) informing that the Housing Association intended to develop the site in association with Bett Partnerships.

**Decided:** that the Head of Property be authorised to dispose of the entire site extending to 0.573 of a hectare or thereby at Partick Street/Kelvin Street, Coatbridge, in favour of Cube Housing Association, for the sum of £100,000, subject to the terms and conditions detailed in the report.

#### **EMMA JAY ROAD, BELLSHILL - DISPOSAL OF LAND SURPLUS TO REQUIREMENTS**

4. With reference to paragraph 1 of the Minute of the meeting of the Planning and Environment Committee held on 8 December 1999 when that Committee had agreed to declare an area of land extending to 0.55 of an acre or thereby at Emma Jay Road, Bellshill, surplus to the requirements of the Council and to remit the matter to this Sub-Committee for consideration, there was submitted a report dated 30 November 1999 by the Director of Housing and Property Services (1) advising that Consarc Engineering Limited had expressed an interest in acquiring the site to facilitate the Company's business expansion proposals at that location; (2) detailing the terms and conditions of the provisional agreement for the proposed transaction, and (3) recommending that the site be disposed of to Consarc Engineering Limited.

**Decided:** that the Head of Property be authorised to dispose of an area of land extending to 0.55 of an acre or thereby at Emma Jay Road, Bellshill in favour of Consarc Engineering Limited, for the sum of £40,000 subject to (1) the Company obtaining the necessary statutory consents and a detailed site investigation report, and (2) terms and conditions to be adjusted.

#### **LAND AT SHIELDS DRIVE, MUIRHOUSE, MOTHERWELL - DISPOSAL**

5. With reference to paragraph 1 of the Minute of the meeting of the Planning and Environment Committee held on 17 March 1999 when that Committee had agreed to dispose of an area of land extending to 1.59 hectares or thereby at Shields Drive, Muirhouse, Motherwell to Wishaw and District Housing Association, for the sum of £285,000, for housing development purposes, there was submitted a report dated 21 December 1999 by the Director of Housing and Property Services (1) advising that subsequent site investigations which had been carried out on behalf of the Housing Association had revealed the existence of sewerage and electricity services which, in effect, rendered a significant part of the site to be unsuitable for development; (2) intimating that the Housing Association had indicated that in light of these results, it would not be financially viable to meet the costs of moving the services and that its development proposals would need to be scaled down, and (3) recommending that, in the circumstances, the value of the site be revised to £180,000.

**Decided:** that the Head of Property be authorised to proceed with the disposal of the site at Shields Drive, Muirhouse, Motherwell, to Wishaw and District Housing Association, for the revised sum of £180,000 subject to terms and conditions to be adjusted.

**SITES AT NEWHUT ROAD, BRAIDHURST INDUSTRIAL ESTATE, MOTHERWELL - DISPOSAL**

6. With reference to paragraph 20 of the Minute of the meeting of this Sub-Committee held on 11 August 1999 when consideration of a request by B & Q (Retail) Limited to purchase three areas of ground which were currently leased to the company at Newhut Road, Braidhurst Industrial Estate, Motherwell, had been continued pending information on the options available, there was submitted a report (docketed) dated 24 December 1999 by the Director of Housing and Property Services outlining the options available for the three sites.

**Decided:**

- (1) that the Head of Property be authorised to terminate the existing leases for the three sites at Newhut Road, Braidhurst Industrial Estate, Motherwell, as highlighted in the plan attached to the report, and
- (2) that the Head of Property be authorised to dispose of the three sites in favour of Chartwell Land Investments Limited, being the parent company for B & Q (Retail) Limited, for the sum of £325,000, subject to terms and conditions to be adjusted.

**INDUSTRIAL BUILDINGS AT 3 WARDPARK ROAD, CUMBERNAULD - MINUTE OF WAIVER**

7. There was submitted a report dated 21 December 1999 by the Director of Housing and Property Services regarding an application on behalf of the owners of industrial buildings at 3 Wardpark Road, Cumbernauld, for a Minute of Waiver to relax conditions in the titles of the subjects thereat, including a requirement that the subjects be used for industrial purposes only.

**Decided:** that the Head of Property be authorised to grant the owners of the industrial buildings at 3 Wardpark Road, Cumbernauld, a Minute of Waiver to relax conditions in the titles of the subjects thereat for the sum of £1,000 plus legal fees, subject to terms and conditions to be adjusted.

**GROUNDS OF ST. JOSEPH'S PRIMARY SCHOOL, CARDOWAN - SERVITUDE RIGHT FOR DRAINAGE**

8. There was submitted a report dated 30 November 1999 by the Director of Housing and Property Services (1) regarding an application by Crowwood Grange Estates Limited for a Servitude Right for Drainage to permit the installation of a new foul and water sewer within the grounds of St. Joseph's Primary School, Cardowan, and (2) outlining the provisional terms for the Servitude Right for Drainage.

**Decided:** that the Head of Property be authorised to grant Crowwood Grange Estates Limited a Servitude Right for Drainage to permit the installation of a new foul and water sewer within the grounds of St. Joseph's Primary School, Cardowan, as highlighted in the plan attached to the report, for the sum of £6,000 plus legal fees, subject to terms and conditions to be adjusted.

It was agreed in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, that the public be excluded from the meeting for the following items on the grounds that the business involved the likely disclosure of exempt information as defined in paragraphs 6 and 9 of Part 1 of Schedule 7A of the Act.

**AUCHENKILNS CAMPUS SITE, CUMBERNAULD - APPOINTMENT OF CONSULTANTS**

9. With reference to paragraph 34 of the Minute of the meeting of the Housing and Property Services Committee held on 1 December 1999 when, *inter alia*, that Committee had agreed (1) that the Auchenkilns Campus site, Cumbernauld, should be marketed for development, and (2) that Messrs. Healey and Baker, Messrs Smith, Cole and Wright and Chestertons, Glasgow, be invited to tender for the contract to market the site, there was submitted a report dated 24 December 1999 by the Director of Housing and Property Services (1) providing details of the tenders submitted by each of the three companies for the contract, and (2) indicating that the lowest tender was that of Messrs. Smith, Cole and Wright in the sum of £9,000 plus marketing costs.

**Decided:**

- (1) that the Head of Property be authorised to appoint Messrs Smith, Cole and Wright to market the Auchenkilns Campus Site at Cumbernauld on the Council's behalf, for the sum of £9,000 plus marketing costs, and
- (2) that the Director of Housing and Property Services prepare a report detailing the results of the marketing exercise for submission to a future meeting of the Sub-Committee.

**HOUSE PLOT NO. 1 AT DULLATUR, CUMBERNAULD - DISPOSAL**

10. There was submitted a report dated 16 December 1999 by the Director of Housing and Property Services (1) regarding the response to the recent public advertisement which invited offers for House Plot No. 1 at Dullatur, Cumbernauld, and (2) recommending that the house plot be offered to the highest bidder, that being Mr. and Mrs. D. McLuckie, Killearn, for the sum of £80,100.

**Decided:** that the Head of Property be authorised to dispose of House Plot No. 1 at Dullatur, Cumbernauld, in favour of Mr. and Mrs. D. McLuckie, Killearn, for the sum of £80,100, subject to terms and conditions to be adjusted.

**FORMER PREMISES OF THE AREA OFFICE AT 19/21 CAMPBELL STREET, WISHAW - DISPOSAL OF PROPERTY SURPLUS TO REQUIREMENTS**

11. With reference to paragraph 10 of the Minute of the meeting of this Sub-Committee held on 10 November 1999, there was submitted a report dated 16 December 1999 by the Director of Housing and Property Services (1) regarding the response to the recent public advertisement which invited offers for the former premises of the Area Office at 19/21 Campbell Street, Wishaw, and (2) recommending that the property be offered to the highest bidder, Mr. A. Mikelson, Newmains, for the sum of £56,000.

**Decided:** that the Head of Property be authorised to dispose of the former premises of the Area Office at 19/21 Campbell Street, Wishaw, in favour of Mr. A. Mikelson, Newmains, for the sum of £56,000, subject to terms and conditions to be adjusted.

**SITE AT HOGG STREET/GARTLEA ROAD, AIRDRIE - DISPOSAL**

12. With reference to paragraph 17 of the Minute of the meeting of this Sub-Committee held on 11 August 1999 when, inter alia, the Sub-Committee had agreed that a derelict site at Hogg Street/Gartlea Road, Airdrie, be initially offered to Turnberry Homes Limited for the sum of £726,155 for housing development purposes, with the second, third and fourth highest financial submissions being held in reserve, there was submitted a report dated 22 December 1999 by the Director of Housing and Property Services (1) advising that Turnberry Homes Limited had recently intimated its intention to revise its financial offer to reflect ground abnormalities in the site and that the value of the revised offer might fall below the second highest bid, being that of Wimpey Homes Limited; (2) indicating that, in view of the circumstances, Turnberry Homes Limited and Wimpey Homes Limited had been invited to submit revised submissions in light of details of ground abnormalities in the site; (3) providing details of the revised submissions, and (4) recommending that the revised offer in the sum of £704,155 by Turnberry Homes Limited be accepted.

**Decided:** that the Head of Property be authorised to proceed with the disposal of the derelict site at Hogg Street/Gartlea Road, Airdrie, to Turnberry Homes Limited, for the revised sum of £704,155, for development on the basis of the proposals contained in its submission, subject to terms and conditions to be adjusted.

**LAND AT GLASGOW ROAD/CLELAND ROAD, WISHAW - DISPOSAL**

13. With reference to paragraph 19 of the Minute of the meeting of this Sub-Committee held on 11 August 1999 when, inter alia, the Sub-Committee had (1) agreed to offer an area of land at Glasgow Road/Cleland Road, Wishaw, to George Wilson (Stonehouse) Limited for the sum of £165,000, and (2) requested the Director of Housing and Property Services to report further should the value of the site require adjustment to reflect poor ground conditions, there was submitted a report dated 25 November 1999 by the Director of Housing and Property Services (a) advising of the results of site investigations which had been undertaken by Johnston Poole and Bloomer, Consulting Engineers, on behalf of the developers, and (b) setting out details of a provisional agreement which had been reached with the developers in respect of the steps to be taken to deal with any potential site instability.

**Decided:**

- (1) that Johnston Poole and Bloomer, Consulting Engineers, be appointed on behalf of the Council and George Wilson (Stonehouse) Limited (a) to prepare a detailed design brief and tender specifications for the mineral consolidation of the site at Glasgow Road/Cleland Road, Wishaw, and (b) to supervise any required site consolidation works;
- (2) that the Consultants' fees and the actual costs for the mineral consolidation works for the site be met by the Council and George Wilson (Stonehouse) Limited on an equal basis;
- (3) that the Director of Housing and Property Services be requested to prepare a report should tenders be called for ground consolidation works at the site for submission to a future meeting of the Sub-Committee;
- (4) that the Head of Property be authorised to conclude the transaction subject to George Wilson (Stonehouse) Limited obtaining the necessary statutory consents for a residential development on the site, and
- (5) that following the resolution of site consolidation issues, the Director of Housing and Property Services prepare a report detailing the final outcome of the proposed disposal of the site to George Wilson (Stonehouse) Limited for submission to a future meeting of the Sub-Committee.

**CUMBERNAULD HOUSE AND ADJOINING LAND - DISPOSAL**

14. With reference to paragraph 23 of the Minute of the meeting of this Sub-Committee held on 10 November 1999 when, inter alia, the Sub-Committee had authorised the Head of Property (1) to enter into consultations with Redrow Homes Limited, who had submitted the highest financial offer for Cumbernauld House and adjoining land, regarding the Company's development proposals, and (2) in the event that the design proposals of Redrow Homes Limited did not meet the criteria of the Development Brief for the site, to enter into consultations with Classical House Limited who had submitted the second highest financial offer with a view to disposing of the site, there was submitted a report dated 23 December 1999 by the Director of Housing and Property Services (a) advising that Redrow Homes Limited, having been advised of the extent to which their development proposals would require to be amended to comply with the Development Brief, had withdrawn its offer for the property and land; (b) intimating that the outline development proposals of Classical House Limited were acceptable in terms of the Development Brief for the site; (c) informing that Classical House Limited intended to sell the development areas of the site to Regency Homes to implement the new build element of the development scheme, and (d) indicating that restrictions would be imposed on the development of the site to ensure that new build element of the scheme would coincide with certain stages of the refurbishment scheme for Cumbernauld House.

Councillor Wilson, seconded by Councillor Clarke, moved that the Head of Property be authorised to dispose of Cumbernauld House and adjoining land in favour of Classical House Limited for the sum of £550,000, for the refurbishment of Cumbernauld House and the development of new build housing on the adjoining land, subject to terms and conditions to be adjusted.

Councillor G. Murray, seconded by Councillor Lyle, moved, as an amendment, that the development proposals of Classical House Limited be deemed unacceptable and that the proposed transaction be negotiated further.

On a vote being taken, two Members voted for the amendment and ten Members for the motion which was accordingly carried.

**Decided:** that the Head of Property be authorised to dispose of Cumbernauld House and adjoining land in favour of Classical House Limited, for the sum of £550,000, for refurbishment and a new build housing development, subject to terms and conditions to be adjusted.

**PLOT D, EXCELSIOR PARK INDUSTRIAL SITE, WISHAW - DISPOSAL**

15. There was submitted a report dated 22 December 1999 by the Director of Housing and Property Services (1) advising that Hewden Stuart plc, Bellshill had expressed an interest in acquiring Plot D at the Excelsior Park Industrial Site, Wishaw, and (2) outlining the terms of the provisional agreement for the proposed transaction.

**Decided:**

- (1) that the Head of Property be authorised to offer Hewden Stuart plc, Bellshill, Plot D at the Excelsior Park Industrial Site, Wishaw, for the sum of £375,000 on the terms detailed in the report, and
- (2) that all other terms and conditions of sale be adjusted by the Head of Property.

**PROPERTIES AT 133/135 RANNOCH DRIVE, WISHAW - LAND OWNERSHIP ISSUE**

16. With reference to paragraph 29 of the Minute of the meeting of the Planning and Development (Buildings and Property) Sub-Committee held on 29 April 1999, when that Sub-Committee had authorised the Director of Housing and Property Services to enter into negotiations with the owners of 133 Rannoch Drive and tenants of 135 Rannoch Drive, Wishaw, who had applied to purchase, to resolve a land ownership issue, there was submitted a report dated 30 December 1999 by the Director of Housing and Property Services (1) providing an update on the land ownership issue at 133 and 135 Rannoch Drive, following negotiations with the interested parties on the matter, and (2) recommending that the boundary lines for the properties and associated garden areas be adjusted on the basis of the agreement between the parties' and subject to a financial settlement with the tenants of 135 Rannoch Drive and the relocation of an existing fence to reflect the new boundaries.

**Decided:**

- (1) that the boundary lines for the properties at 133 and 135 Rannoch Drive, Wishaw and associated garden areas be adjusted on the basis of the agreement amongst the parties;
- (2) that the existing fence at 133 and 135 Rannoch Drive be relocated to reflect the boundary lines;
- (3) that a payment of £1,500 in full and final settlement of the sale be made to the prospective buyers of 135 Rannoch Drive, and
- (4) that the rent withheld by the tenants of 135 Rannoch Drive during the period taken to resolve the land ownership issue be paid in full to the Council.