

EXCERPT FROM THE MINUTES OF THE MEETING OF HOUSING COMMITTEE OF  
28 JANUARY 1998

## SHOP RELOCATION - GOWKTHRAPPLE, WISHAW

60. There was submitted a report (docketed) dated 12 January 1998 by the Director of Housing regarding resiting of 2 shops currently located within Gowkthrapple, Wishaw (1) indicating that the 2 shops at 1 Linghope Place and 2/3 Linghope Place were owned and leased by the Council; (2) advising that in order to further progress and finalise the Regeneration Programme for the Gowkthrapple area which included the upgrade of the existing CCTV system, consideration should now be given to the relocation of the shops within the estate; (3) intimating that the shops were currently located in the centre of the estate and as a result of anti-social behaviour in the vicinity, 6 houses in close proximity to the shops cannot be allocated resulting in a rent loss of £3,500 this financial year, and (4) informing that Housing Department and Planning Department officials had identified a site in the ownership of the Council as detailed within Appendix 1 to the report, on the periphery of the Gowkthrapple estate.

**Decided:**

- (1) that the principle of the relocation of the shops to a more suitable site be approved;
- (2) that the matter be referred to the Planning and Development Committee for consideration, and
- (3) that a report on the financial implications of resiting the shops be submitted to a future Committee.

NORTH LANARKSHIRE COUNCIL  
REPORT

To: <b>HOUSING COMMITTEE</b>		Subject:  <b>SHOP RELOCATION GOWKTHRAPPLE WISHAW</b>
From: <b>DIRECTOR OF HOUSING</b>		
Date: <b>12 January 1998</b>	Ref: <b>GSW/RS/TG/7</b>	

**1. Introduction**

- 1.1. The purpose of this report is to consider the future of the two shops located within the Gowkthrapple area.

**2. Background**

- 2.1. The Council own and lease two shops at Linghope Place, Gowkthrapple;

**1 Linghope Place**

This property is leased to Mr Khalid Hussain on a month to month basis at a rental of £166.67 per month and is currently used as a minimarket. The lease may be terminated at any time on giving one months written notice.

**2/3 Linghope Place**

This property is let to Messrs. Gosh, Bashif and Hussain for a period of 19 years, 364 days from 28 December 1991 at a rental of £5,250 per annum and is currently used as a licensed grocers.

- 2.2. Committee agreed to my report of 3 December 1997 to upgrade the existing CCTV system at Gowkthrapple. In order to further progress and finalise the regeneration programme for the Gowkthrapple area, consideration should now be given to the location of the shops within the estate.
- 2.3. The shops are located in the centre of the estate and for many years have attracted congregations of drinkers, with as many as 40/50 youths and adults evident at any one time. This causes intimidation, anti social behaviour, vandalism and detracts from the overall visual amenity of the area. Currently 6 houses cannot be allocated due to the proximity of the shops. This has resulted in a rent loss of £3,500 this financial year alone. The congregation of drinkers move towards the block located at 162-192 Linghope Place and often make entry, cause damage to the close area and use the close for shelter when drinking.

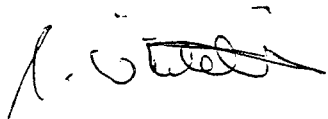
- 2.4. The introduction of the new CCTV System will greatly assist in the management of the area, however as the current shop location is considered inappropriate the problems mentioned earlier are expected to continue. An Estate Action Group was established for Gowkthrapple fifteen months ago involving representatives from many Council Departments and the Police. The Group has made great progress in improving Estate Management within Gowkthrapple however the location of the shop remains as one of the biggest problems in this area.
- 2.5. Housing and Planning officials have identified a site (shown on Appendix 1) on the periphery of the Gowkthrapple estate which is owned by the Council and is considered suitable for resiting of the shop(s).

### 3. Recommendation

- 3.1. It is recommended that the Committee agree to
- (i) the principle of relocation of the shops to a more suitable site.
  - (ii) the matter being referred to the Planning and Development Committee to progress and report back to the Housing Committee on the financial implications.

### 4. Background Papers

- 4.1. Available in Housing



*G. Whitefield*  
*Director of Housing*

