

AGENDA ITEM No. ⁶

REPORT

TO:	PLANNING & DEVELOPMENT (BUILDINGS AND PROPERTY) SUBCOMMITTEE	SUBJECT: RIGHT OF PRE-EMPTION 7 ROADSIDE, CUMBERNAULD VILLAGE
FROM:	DIRECTOR OF PLANNING & DEVELOPMENT	
DATE:	17 FEBRUARY 1998	

1. PURPOSE OF REPORT

To report action taken on the exercise of a pre-emption right at the above property and to approve a course of action in such cases.

2. BACKGROUND

North Lanarkshire Council inherited a number of superiority interests from Cumbernauld Development Corporation. In particular pre-emption clauses were inserted into the feuing conditions of some of the early Development Corporation sales which took place in the early 1960's.

The property at 7 Roadside, Cumbernauld Village was sold in 1963 with a pre-emption clause. It is a property which is approximately 100 years old and was not part of the Corporation's ordinary housing stock. In accordance with the feuing conditions, the property was offered to the Council at a price of 73,000.

3. COMMENT

The house in question is not part of an area managed by the Council and there is no budgetary provision for this expenditure. In addition the selling price of £73,000 would not represent good value for money particularly when the Right to Buy is taken into consideration.

In view of the timescale available for response the sellers have therefore been advised that the Council would not wish to exercise its right of pre-emption in this case.

Similar notification of pre-emption rights maybe received in the future. In the vast majority of cases it is likely that the same considerations would apply as in 3. above. Consequently the normal course of action would be to refuse the pre-emption offer.

It is suggested that the consideration of these rights of pre-emption is delegated to the Directors of Housing and Planning. The general assumption will be that no action will be taken on the offer of pre-emption. However, if the Directors consider that a particular case is worthy of consideration they will refer the matter to the Housing Committee and Buildings and Property Sub-Committee.

4. /

4. **RECOMMENDATION**

That the Committee

- (1) notes the action taken at 7 Roadside, Cumbernauld Village.
- (2) - approves the suggested course of action in dealing with subsequent applications.



STANLEY COOK
Director of Planning & Development