

NORTH LANARKSHIRE COUNCIL

REPORT

To: PLANNING AND ENVIRONMENT COMMITTEE		Subject: The White House and 44-48 Main Street Kilsyth
From: DIRECTOR OF PLANNING AND ENVIRONMENT		
Date: 13 July 1999	Ref: N/PL/42/26/MS	

1 Purpose of Report

The purpose of this report is to update the Committee on the current position in relation to the White House and to seek approval to carry out remedial work to the adjacent building at 44-48 Main Street, to stabilise it and to safeguard the White House.

2 Background

At the meeting of the Planning and Development Committee on 29th April 1999 it was agreed to appoint consultants to provide specialist advice on the future use and associated project costs of the White House and the adjacent building at 44-48 Main Street, Kilsyth. The consultants study will provide a firm, costed proposal for the re-use of the ground floor of the White House, enabling the project to progress.

At the meeting of the Planning and Development Committee on 9th September 1998 it was agreed that the Council pursue acquisition of the building at 44-48 Main Street, by means of compulsory purchase, if necessary. Agreement has now been reached with both owners and missives are currently being concluded.

In the meantime the condition of the building is deteriorating and attracting vandalism such that formal action has been instigated by the Building Control Manager. A Section 13 Notice was issued to the two existing owners on the 27th April 1999. The owners failed to carry out the works specified within the required timescale and a Notice of Intention to Make an Order was served on the 19th May 1999. At the end of this process the Council will have the power to enter the property and carry out works to remove any danger to members of the public arising from the condition of the property. It is important that the Council takes action to remove any danger to the public as soon as practicable after the conclusion of missives.

It is also likely that this building will be part of the project to refurbish the White House for a new use. The refurbishment costs for the property will escalate rapidly if the deterioration in its condition is allowed to continue to accelerate. The deterioration in the condition of the mutual gable is also causing problems of deterioration in the condition of the White House, which will also impact on the future refurbishment costs. The lead in time for any such project to start on site is likely to be at least 18 months to 2 years. It is therefore important for the Council to carry out additional works to those required to remove public danger in accordance with the Building Control process. These additional works would aim to stabilise the condition of 44-48 Main Street and afford protection to the adjoining White House building.

2.

A structural condition report and scheme of repairs has been produced by a consultant structural engineer on behalf of the Council. The scheme would result in the removal of any public danger arising from the condition of the building whilst arresting further deterioration in the building's condition. The cost of this scheme is estimated at £18 000, which can be met from the approved capital programme under the heading "Kilsyth Town Centre Improvements".

3 Recommendations

That the Committee note the progress made in relation to the acquisition of 44-48 Main Street and the investigation in to the future use of the White House Building.

That the Committee authorise the execution of the scheme of repairs to 44-48 Main Street.



David M. Porch
DIRECTOR OF PLANNING AND ENVIRONMENT

6th July 1999

For further information please contact Mary Stewart on 01236 616473