

To: PLANNING AND ENVIRONMENT COMMITTEE		Subject: Main Street Wishaw – Environmental Improvements
From: DIRECTOR OF PLANNING AND ENVIRONMENT		
Date: 14 September 2005	Ref: P& E/DPT/15/02/SMcA	

1. Purpose of Report

- 1.1 The purpose of this report is to seek authorisation from Committee to proceed with a pilot exercise in Main Street, Wishaw. This exercise will result in the cleaning of the gutters on the tenemented properties on the south side of Main Street, from the East Cross to the junction at Glasgow Road.

2. Background

- 2.1 The gutters on the properties on the south side of Main Street in Wishaw are in a poor state, with excess vegetation and growth visible from the street. This is considered detrimental to the overall appearance and viability of the Town Centre of Wishaw.
- 2.2 The Wishaw Town Centre Action Plan was approved at the March 2005 Economic Regeneration Committee providing a strategic context for the future role of Wishaw, ensuring that the Town Centre is an attractive location for business and associated uses, including comparison and convenience shopping. The Council recognises that there is continuing market failure in some sectors of the property market and that effective maintenance is essential to the visual appearance of the Main Street. To this end, it was deemed necessary for the Council to develop a pilot project for the cleaning of the gutters in this important retail area of Wishaw Town Centre.
- 2.3 The Council can intervene in the maintenance of the tenemented properties described in 1 above, by the exercise of its powers under the Local Government in Scotland Act 2003 (Section 20(1)) namely to do anything which it considers is likely to promote or improve the well-being of its area.

3. Sustainability Implications

- 3.1 This pilot project has been developed to ensure the sustainable regeneration of the Town Centre of Wishaw.

4. Proposals

- 4.1 The proposed works involve the manual cleaning out of gutters from the properties along the south side of Main Street from East Cross to the junction of Glasgow Road (Nos. 1-389). The cost of this work is £5000 and is accordingly exempt from the Council's Standing Orders for Contracts, Provision 3.1. MCP will provide value for money and probity as

required by Provision 3.1 and accordingly will undertake the work. In order to minimise disruption, it is intended that the works will be done on successive Sundays (a maximum of 4) in late September/October 2005.

- 4.2 There will be a consultation exercise to seek consent from the owners of the affected properties to undertake this work.
- 4.3 The cost of this work will be approximately £5000, which can be met from the Planning & Environment Town Centres Programme.

5. Corporate Considerations

- 5.1 The Wishaw Town Centre Action Plan highlights the Council's objectives on enhancing town centres and improving the image of the whole of North Lanarkshire. These are key aims contained in the Stimulating Business & Economy theme of the NLC Corporate Plan.

6. Recommendations

- 6.0 It is recommended that Committee grant approval for the works required to complete this pilot exercise in Main Street, Wishaw.

C. Morgan

for David M. Porch
DIRECTOR OF PLANNING AND ENVIRONMENT
8 September 2005

Local Government Access to Information Act: for further information about this report, please contact Sharon McAlister, on 01236 616248