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**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY & RESOURCES (PROPERTY) SUBCOMMITTEE	Subject:
From: HEAD OF PROPERTY SERVICES	GROUND AT FOUNDRY ROAD, SHOTTS
Date: 26 April 2011	Ref: WP/FF/S1490210 W12

1. INTRODUCTION

- 1.1 This report concerns the proposed settlement of a compensation claim arising from the Motherwell District Council (Foundry Road, Shotts) CPO 1987.

2. BACKGROUND

- 2.1 Motherwell District Council used compulsory purchase powers to acquire ground at Foundry Road, Shotts. The land acquired was redeveloped by the former District Council / Scottish Development Agency to establish a new access road and various serviced yards / industrial development sites.
- 2.2 The CPO included ground extending to 0.198 hectare or thereby in the ownership of James Chapman (Butchers) Ltd adjacent to their abattoir. In 1991, the Economic Development & Employment Committee of the former Motherwell District Council approved a proposal to settle the compensation claim on the basis of land extending to 0.129 hectare or thereby being transferred to the claimant in lieu of monetary compensation.
- 2.3 The contract to transfer the land was prepared but it was not completed before Local Government re-organisation in 1996. It has recently come to light that the transaction was never concluded as it has emerged that the Council did not own all of the land that it had agreed to transfer to James Chapman (Butchers) Ltd. This prompted further negotiations with the agent acting for the claimant.

3. PROPOSED SETTLEMENT

- 3.1 Following negotiations, it has been provisionally agreed that the original compensation claim is settled on the basis of a smaller area of 0.0967 hectare transferring to James Chapman (Butchers) Ltd plus a monetary payment of £2,000. The claimant is also entitled to their fee costs.
- 3.2 The land to be transferred is located on the south side of Foundry Road, immediately adjacent to the abattoir; highlighted on the attached plan.

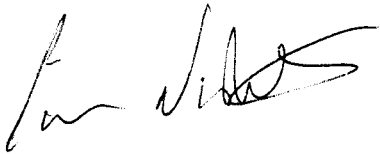
4. CORPORATE CONSIDERATIONS

4.1 The compensation claim plus any fees and interest payable will be funded by Property Services from an available capital budget.

5. RECOMMENDATIONS

5.1 It is recommended that the compensation claim submitted by James Chapman (Butchers) Ltd is settled on the basis of a monetary payment of £2,000 plus the transfer of 0.0967 hectare detailed herein.

5.2 All other terms and conditions to be adjusted by the Head of Property Services.



IAN NISBET
Head of Property Services

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Members seeking further information on the contents of this report are asked to contact Ian Nisbet, Head of Property Services, on 01236 616305.



LOCATION PLAN - For Information Only

Title: Abattoir Site – Foundry Road

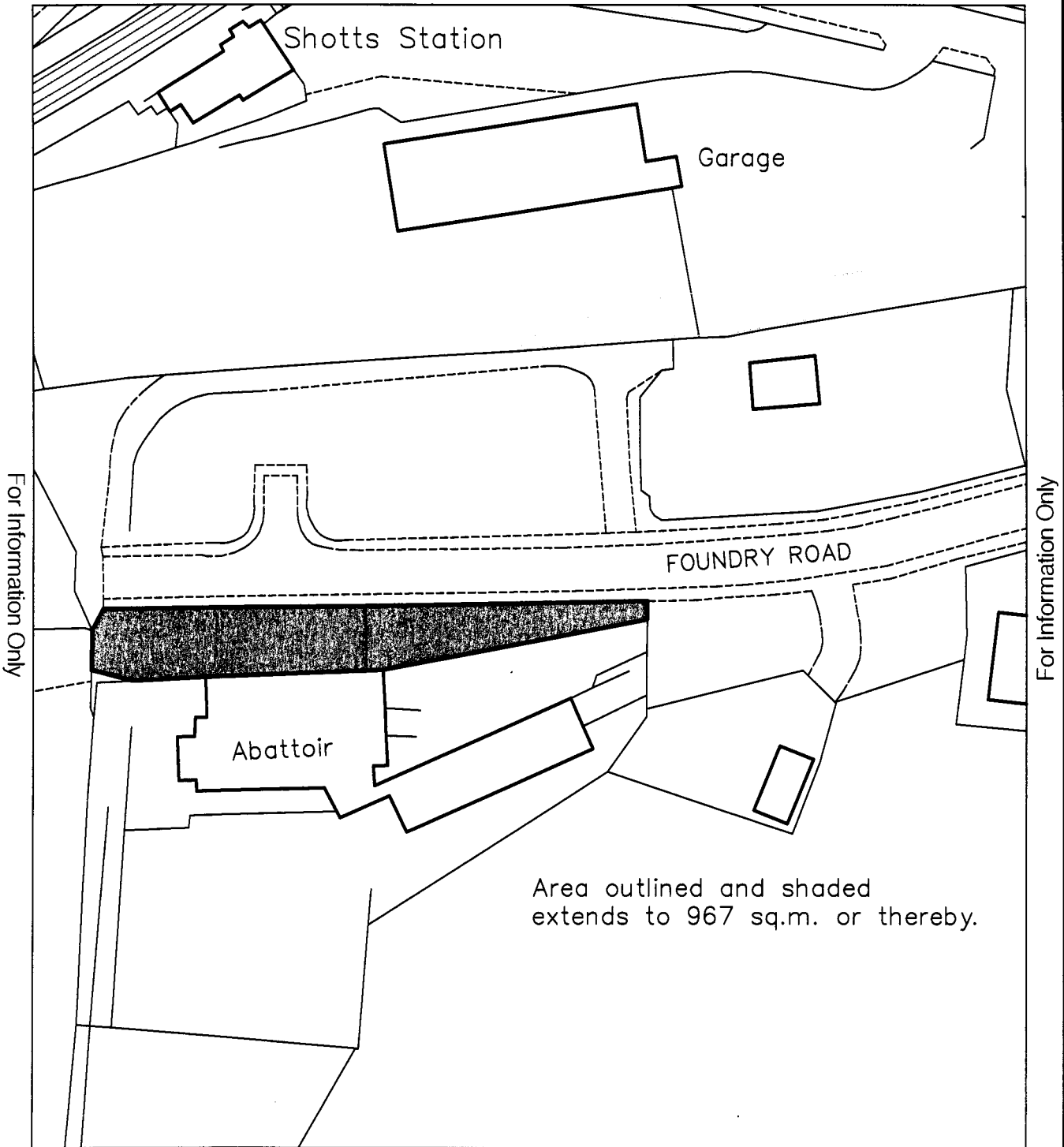
Scale 1:NTS



Town: SHOTTS

Date: 05/04/2011

Property Services Division



Department of Housing and Property Services

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