

**NORTH LANARKSHIRE COUNCIL  
REPORT**

<b>To: POLICY &amp; RESOURCES (PROPERTY) SUBCOMMITTEE</b>	<b>Subject:</b>  <b>NORTH LANARKSHIRE COUNCIL (LAND TO REAR OF 7/45 MAIN STREET / 1/19 RUSSELL STREET, WISHAW) CPO 2007</b>	
<b>From: HEAD OF PROPERTY SERVICES</b>	<b>ASTEC GB LIMITED</b>	
<b>Date: 26 April 2011</b>	<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;"> <b>Ref: WP/FF/90014979 W20</b> </td> </tr> </table>	<b>Ref: WP/FF/90014979 W20</b>
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**1. INTRODUCTION**

- 1.1 This report concerns the proposed settlement of a compensation claim arising from the North Lanarkshire Council (Land to rear of 7/45 Main Street & 1/19 Russell Street, Wishaw) Compulsory Purchase Order 2007.

**2. BACKGROUND**

- 2.1 The Planning & Environment Committee on 18 April 2007 gave authorisation to promote a Compulsory Purchase Order in respect of land to the rear of 7/45 Main Street & 1/19 Russell Street, Wishaw. The land was identified for delivery of the Wishaw Back Court Improvement Initiative which has featured in the Wishaw Town Centre Action Plan since 2005. The Wishaw Town Centre Action Plan was approved by the Economic Regeneration Committee in March 2005.
- 2.2 The land affected by this Compulsory Purchase Order vested in the ownership of the Council on 17<sup>th</sup> August 2010.

**3. DESCRIPTION**

- 3.1 The land acquired extends to 0.128 hectare or thereby, as highlighted on plan 1. The land was held in multiple ownerships, with parts used for rear servicing activities and other areas not used in any active way and prone to fly tipping.
- 3.2 The intention of the project is to rationalise and improve rear servicing for the adjoining premises, while introducing new car parking facilities.

**4. COMPENSATION CLAIM**

- 4.1 Astec GB Limited owns commercial premises at 15 Main Street, which are leased to Barclays plc.
- 4.2 The CPO incorporated an area of 455 square metres or thereby associated with the larger block containing 15/19 Main Street, which was owned in common between the various properties. This area of land is identified on plan 2.

4.3 Following negotiations, a monetary compensation payment of £2,000 has been provisionally agreed for the interest acquired. The claimants are also entitled to their fee costs.

## **5. CORPORATE CONSIDERATIONS**

5.1 The compulsory acquisition of land to the rear of Main Street & Russell Street, Wishaw allows Environmental Services to advance their rear servicing project at this location.

5.2 This compensation claim will be funded by Environmental Services from their Town Centre capital budget.

## **6. RECOMMENDATIONS**

6.1 It is recommended that:

a) Astec GB Limited, proprietors of 15 Main Street, receive a compensation payment of £2,000 + fee costs for the interest acquired from them in consequence of the North Lanarkshire Council (Land to rear of 7/45 Main Street & 1/19 Russell Street, Wishaw) Compulsory Purchase Order 2007.

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



**IAN NISBET**  
**Head of Property Services**

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

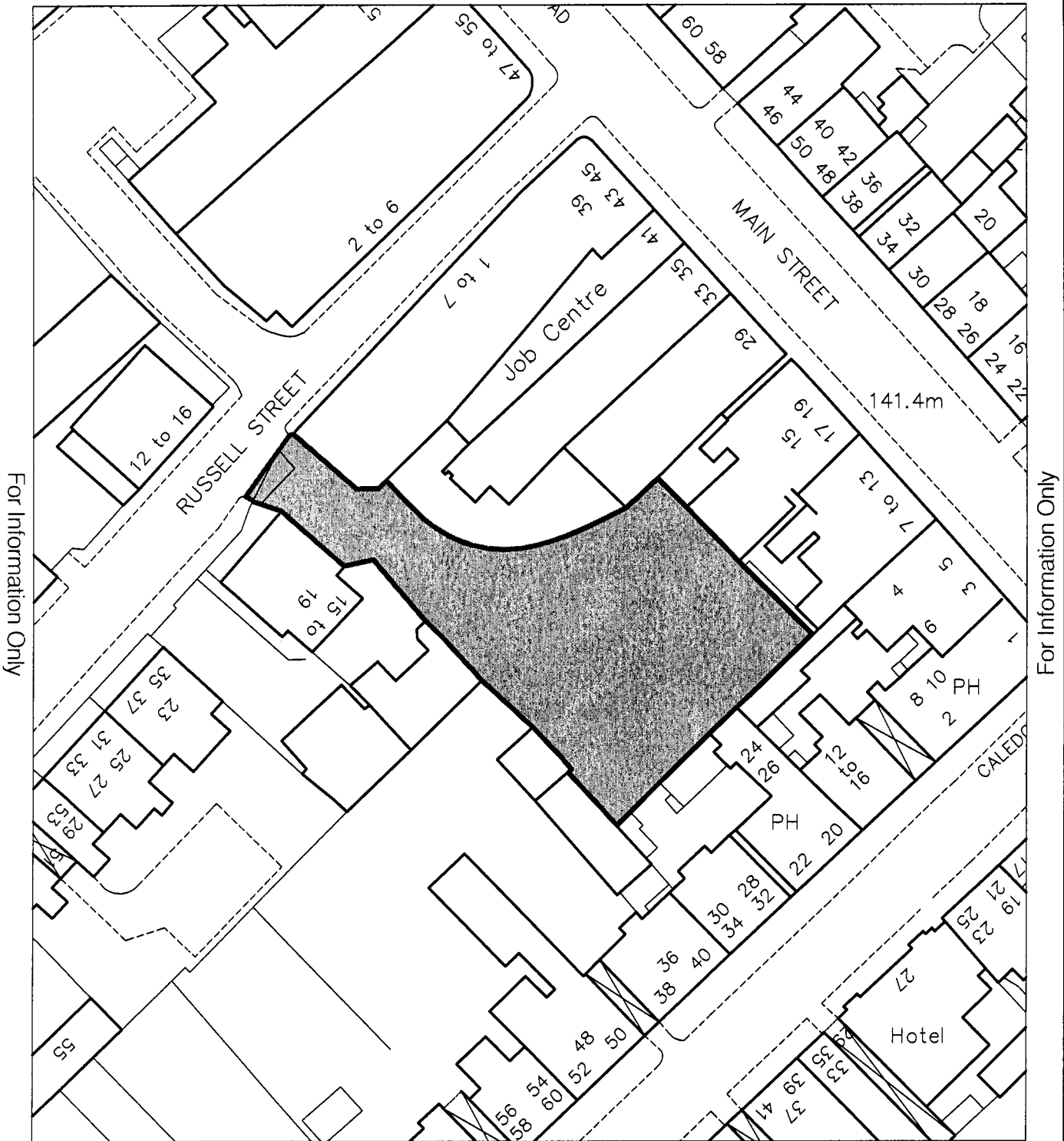
Title: Plan 1. Main St / Russell St

Scale 1:NTS



Town: Wishaw

Date: 10/01/11



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Executive Director of Corporate Services  
 North Lanarkshire Council  
 Fleming house  
 2 Tryst Road, Cumbernauld, G67 1JW

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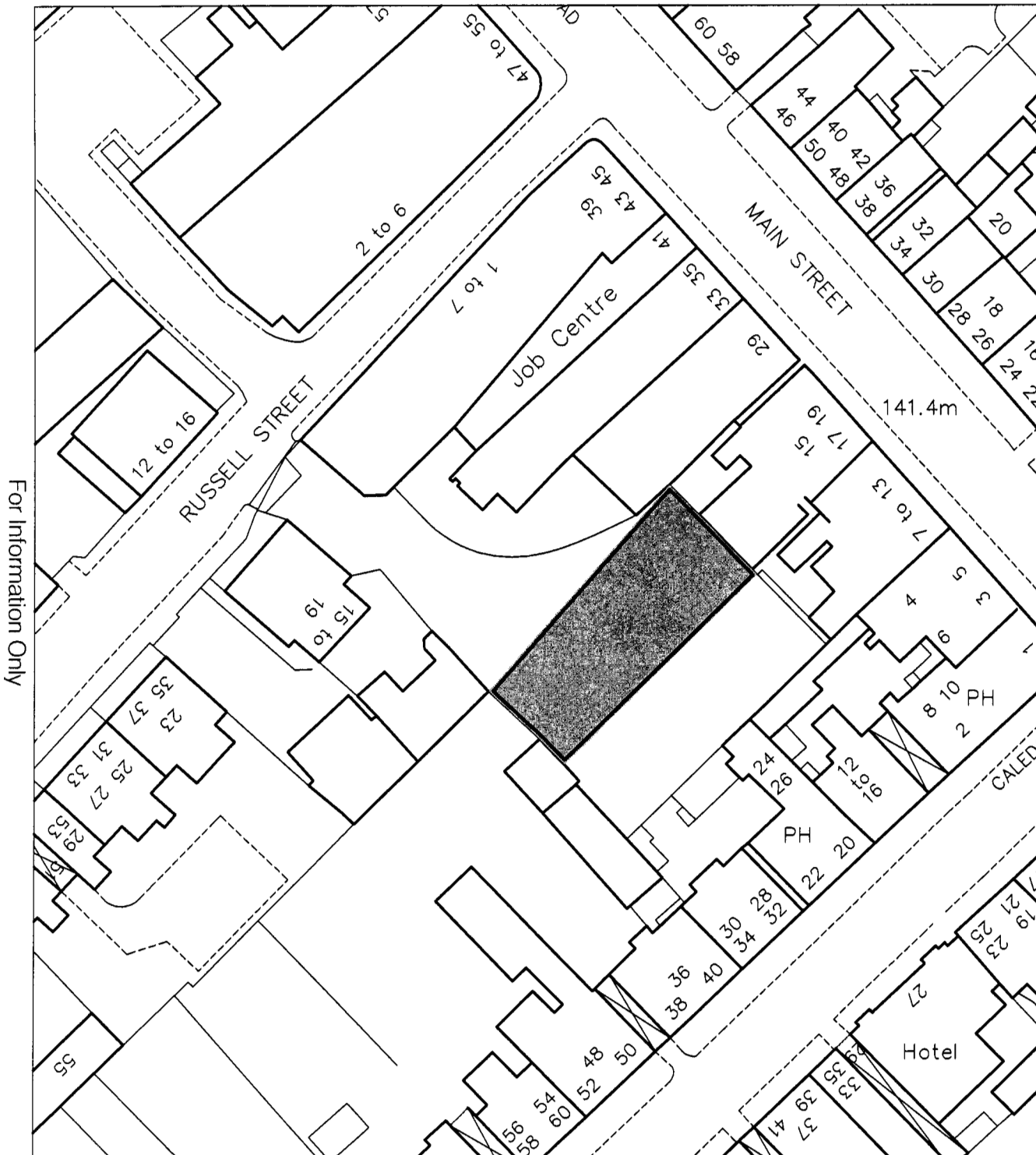
Title: Plan 2. Main St / Russell St

Scale 1:NTS



Town: Wishaw

Date: 19/04/11



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