

NORTH LANARKSHIRE COUNCIL

REPORT

To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB-COMMITTEE	Subject: SALE OF LAND: BURNS ROAD, NORTH CARBRAIN, CUMBERNAULD
From: ACTING EXECUTIVE DIRECTOR OF REGENERATION & ENVIRONMENTAL SERVICES	
Date: 25 February 2016	

1. INTRODUCTION

1.1 The purpose of this report is to seek Committee approval for the disposal of land at Burns Road, North Carbrain, Cumbernauld.

2. BACKGROUND

2.1 The land in question was declared surplus by the two relevant holding departments at the Planning & Transportation Committee of 28 June 2012, and the Environmental Services Committee of 30 October 2012, and both remitted to Policy & Resources (Regeneration & Infrastructure) Sub-Committee for action.

2.2 The sale of the land to Cumbernauld Housing Partnership (trading as Sanctuary Cumbernauld) is proposed in order to enable site assembly which will allow the proposed demolition and re-development of the site for new-build housing by the housing association.

2.3 There are 12 multi storey blocks of flats in Cumbernauld, with three of these being located at Burns Road. This is the fourth and final phase of a programme to demolish and construct new flats at each location of the multi storey blocks. Committee approved the sale of land in the earlier three phases at Allanfauld Road, Berryhill Road and Hume Road in November 2012, February 2014 and September 2014 respectively. The Burns Road blocks are in a relatively poor state of disrepair and suffer from water ingress. At this stage, the blocks are not structurally unstable but, over time, if no action is taken, the blocks could deteriorate to the point where their structural integrity could be compromised.

3. DESCRIPTION

3.1 The land extends to 23,305 square metres, or thereby, and comprises areas of hard and soft landscaping located around 3 multi storey blocks of flats at Burns Road, North Carbrain, Cumbernauld, as shown on the plan below.

3.2 The solum of the three multi storey blocks and of the adjacent multi-storey car park is in the joint ownership of Sanctuary Cumbernauld and a number of private owners.

4. VALUATION CONSIDERATIONS

- 4.1 In assessing the value of the Council's land at this location, regard has been taken of the ability to dispose of its interest in isolation of the multi storey blocks adjacent. The conclusion has been reached that the value of this land in isolation will be negligible and further consideration has been given to the value of the Council's land when merged with the land holding of Sanctuary Cumbernauld which would provide a "marriage value". After detailed analysis of land values combined with demolition and other costs has taken place, this gives rise to a negative value for both the Council's interest and that of Sanctuary Cumbernauld.
- 4.2 In order to bring forward the demolition and redevelopment of these flats, it is proposed that the Council dispose of its interest to Sanctuary Cumbernauld at this location for £1.

5. CORPORATE CONSIDERATIONS

- 5.1 The disposal of this site will not impact on Council operations.
- 5.2 The disposal of this surplus site will secure the best use of the land.
- 5.3 The disposal is in line with Section 3.3 (Direct Sales) of the Land and Property Sales Policy report, approved by the Policy & Resources (Property) Sub-Committee on 18th November 2010.

6. RECOMMENDATIONS

- 6.1 It is recommended that Committee approve the disposal of the land at Burns Road, North Carbrain to Cumbernauld Housing Partnership (trading as Sanctuary Cumbernauld), or their nominees, for the sum of £1.
- 6.2 All other terms and conditions to be adjusted by the Head of Environment & Estates.



KENNETH WILSON
Acting Executive Director of Regeneration & Environmental Services

Members seeking further information on the contents of this report are asked to contact Mary Anne Robb, Business Manager (Estates) on 01236 632667.

LOCATION PLAN - For Information Only

Title: Ground at Burns Road

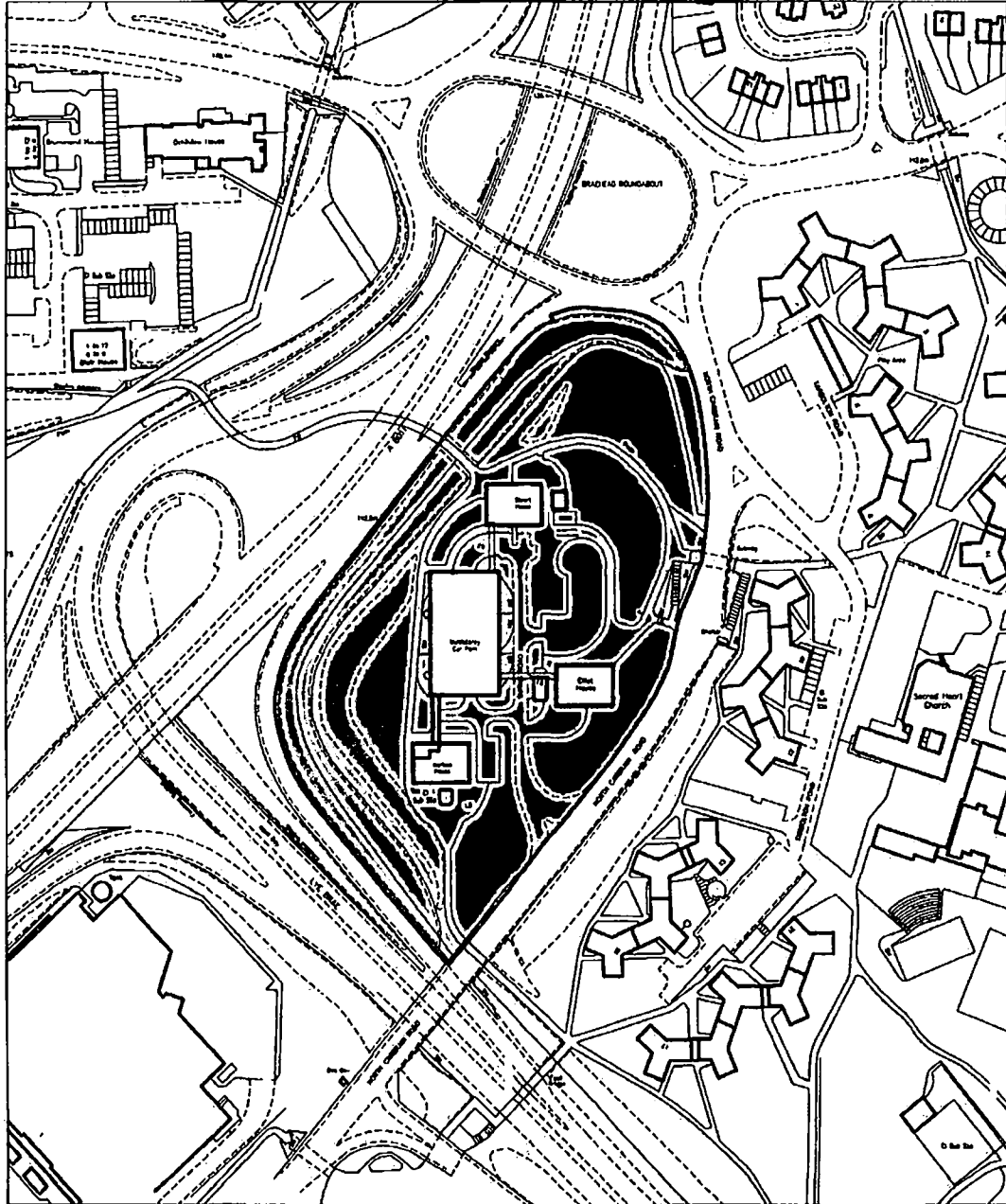
Scale 1:NTS



Town: Cumbernauld

Date: 28/01/2016

ENVIRONMENT & ESTATES



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