

NORTH LANARKSHIRE COUNCIL

REPORT

To: POLICY & RESOURCES (REGENERATION & INFRASTRUCTURE) SUBCOMMITTEE	Subject: SALE OF LAND AT HUME ROAD, SEAFAR, CUMBERNAULD: EARLY ENTRY TO PRIORITY AREA
From: ACTING EXECUTIVE DIRECTOR REGENERATION & ENVIRONMENTAL SERVICES	
Date: 25 February 2016	Ref: HR/90018117/ WARD3

1. INTRODUCTION

1.1 This report concerns the incorporation of an early date of entry to a priority area, as part of the disposal of land at Hume Road, Seafar, Cumbernauld.

2. BACKGROUND

2.1 Land (12,658 square metres or thereby) at Hume Road, Seafar was declared surplus by the two relevant holding departments at the Planning and Transportation Committee on 28 June 2012, and the Land Services Committee of 30 October 2012, respectively.

2.2 The proposed sale of the land to Sanctuary Housing Association was reported to, and approved by, Policy and Resources (Regeneration & Infrastructure) Sub-Committee on 4 September 2014. The land consists of soft and hard landscaping surrounding three high rise blocks of flats at this location.

2.3 The approved terms of disposal included a sale price of £1. The value of the land had been calculated on the basis of a marriage value, i.e. the value released from the land by merging it with the properties owned by Sanctuary Housing Association in the three high rise blocks of flats at this location, including those to be acquired either voluntarily or by CPO, to allow re-development of the whole site. The £1 figure agreed reflects the negative residual value created by incorporating the costs of purchase and demolition of all flats to allow this re-development to take place.

2.4 The date of entry to the site had been proposed as being linked to the date of confirmation of the CPO.

3. DESCRIPTION

3.1 The small 'priority' area of land affected by the proposed early date of entry amounts to 3970 square metres or thereby.

3.2 The land currently forms an area of soft and hard landscaping. The site is shown hatched, within the boundaries of the whole site, on the attached plan.

4. NEGOTIATIONS

- 4.1 Sanctuary are now keen to take early entry to this small 'priority' part of the site, and commence development of 24 flats in advance of confirmation of the CPO. Should the CPO not be confirmed, and the development of the whole site not proceed, this small area will accommodate 24 flats independently.
- 4.2 Due to the costs involved in the voluntary acquisition and subsequent demolition of the properties currently on the priority area, a negative land value is produced, so no clawback requirement requires to be agreed to protect the council's interests should the CPO not be confirmed at a later date.

5. CORPORATE CONSIDERATIONS

- 5.1 The early date of entry, prior to confirmation of the CPO, will not impact on Council operations.
- 5.2 It should be noted that there is always a risk that this, or any, CPO will not be confirmed by the Scottish Government. However, the council are keen to support Sanctuary's investment in, and regeneration of, the area as far as possible.

6. RECOMMENDATIONS

- 6.1 It is recommended that Committee note the incorporation of an early date of entry to this priority area, on the terms outlined above.
- 6.2 All other terms and conditions to be adjusted by the Acting Executive Director Regeneration & Environmental Services



KENNETH WILSON
Acting Executive Director 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: Hume Road

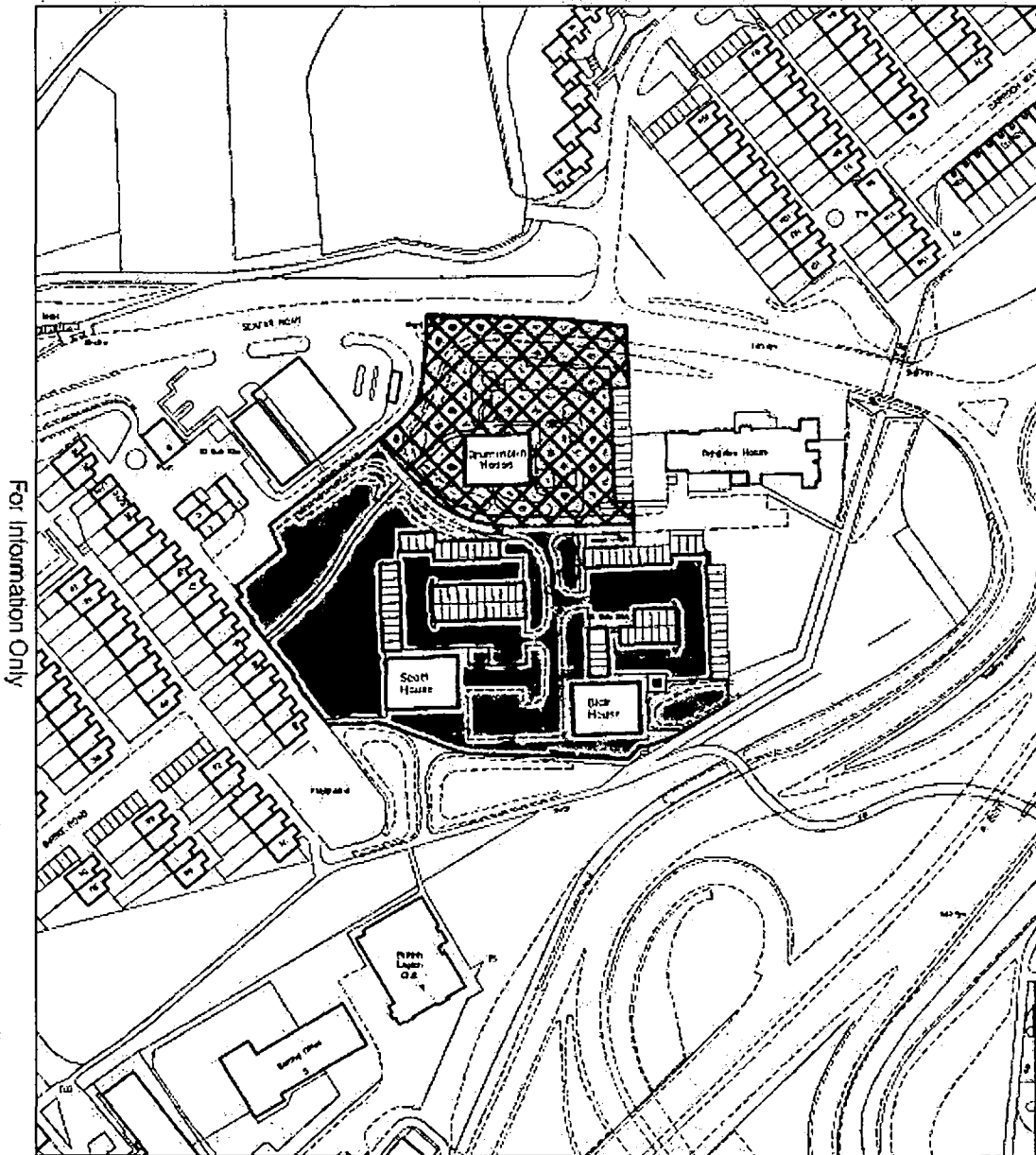
Scale 1:NTS



Town: Cumbernauld

Date: 29/01/2016

ENVIRONMENT & ESTATES



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