

**POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB –
25 February 2016**

Motherwell, 25 February 2016 at 2 pm.

**A Meeting of the POLICY AND RESOURCES (REGENERATION AND
INFRASTRUCTURE) SUB-COMMITTEE**

PRESENT

Councillor McLaren, Convener; Councillor McVey, Vice-Convener; Councillors Higgins, Irvine, Kelly, Logue, Lyle, McNally, G. O'Rourke, Shevlin, Spowart, Alan Valentine and Welsh.

CHAIR

Councillor McLaren (Convener) presided.

IN ATTENDANCE

The Administrative Officer (Committee and Civic Governance Services); Acting Executive Director of Regeneration and Environmental Services; Business Manager (Estates); Development and Funding Officer; Economic Development Manager; Programme Leader, City Deal and Ravenscraig, TIF Team and Head of Financial Services.

APOLOGIES

Councillors Griffin, P. Hogg, Lunny, P. O'Rourke and Smith.

**DECLARATIONS OF INTEREST IN TERMS OF THE ETHICAL STANDARDS IN PUBLIC LIFE ETC.
(SCOTLAND) ACT 2000**

1. Councillor Curran declared an interest in paragraphs 8, 10 and 16 below by reason of being a Director of Routes to Work and a Member of the Board of CultureNL and took no part in the consideration thereof.

Councillors McLaren and McNally declared an interest in paragraph 11 below by reason of being a Director of Fusion Assets and took no part in the consideration thereof.

Councillor McVey declared an interest in paragraphs 11 and 16 below by reason of being a member of the Board of CultureNL and took no part in the consideration thereof.

Councillor Welsh declared an interest in paragraphs 11 and 18 below by reason of being a member of the Board of North Lanarkshire Properties LLP and took no part in the consideration thereof.

REGENERATION SERVICES

LOCAL AREA PARTNERSHIP/AREA COMMITTEE - MINUTES

(1) COATBRIDGE LOCAL AREA PARTNERSHIP/AREA COMMITTEE

2. There were submitted the Minutes of the meetings of Coatbridge Local Area Partnership and Area Committee held on 19 January 2016.

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Decided: that the Minutes of Coatbridge Local Area Partnership/Area Committee held on 19 January 2016 be approved and noted.

(2) MOTHERWELL AND DISTRICT LOCAL AREA PARTNERSHIP/AREA COMMITTEE

3. There were submitted the Minutes of the meetings of Motherwell and District Local Area Partnership and Area Committee held on 20 January 2016.

Decided: that the Minutes of Motherwell and District Local Area Partnership/Area Committee held on 20 January 2016 be approved and noted.

(3) AIRDRIE LOCAL AREA PARTNERSHIP/AREA COMMITTEE

4. There were submitted the Minutes of the meetings of Airdrie Local Area Partnership and Area Committee held on 20 January 2016

Decided: that the Minutes of Airdrie Local Area Partnership/Area Committee held on 20 January 2016 be approved and noted.

(4) WISHAW AND DISTRICT LOCAL AREA PARTNERSHIP/AREA COMMITTEE

5. There were submitted the Minutes of the meetings of Wishaw and District Local Area Partnership and Area Committee held on 20 January 2016.

Decided: that the Minutes of Wishaw and District Local Area Partnership/Area Committee held on 20 January 2016 be approved and noted.

(5) NORTH LOCAL AREA PARTNERSHIP/AREA COMMITTEE

6. There were submitted the Minutes of the meetings of North Local Area Partnership and Area Committee held on 21 January 2016.

Arising thereon, Councillor McLaren advised that he was in attendance at the North Local Area Partnership/Area Committee held on 21 January 2016, and asked that this be recorded.

Decided:

(1) that Councillor McLaren's attendance be recorded in the sederunt of North Local Area Partnership/Area Committee, and

(2) that otherwise the Minutes of North Local Area Partnership/Area Committee held on 21 January 2016 be approved and noted.

(6) BELLSHILL AND DISTRICT LOCAL AREA PARTNERSHIP/AREA COMMITTEE

7. There were submitted the Minutes of the meetings of Bellshill and District Local Area Partnership and Area Committee held on 21 January 2016.

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Decided: that the Minutes of Bellshill and District Local Area Partnership/Area Committee held on 21 January 2016 be approved and noted.

Councillor Curran having declared an interest in the following item of business by reason of being a Director of Routes to Work took no part in the consideration thereof.

GLASGOW CLYDE VALLEY CITY DEAL PROGRAMME UPDATE

8. With reference to paragraph 9 of the Minute of the meeting of this Sub-Committee held on 19 November 2015, when an update on the Glasgow Clyde Valley (GCV) City Deal Programme was noted, there was submitted a report dated 25 February 2016 by the Acting Executive Director of Regeneration and Environmental Services (1) providing a further update on the GCV City Deal Programme; (2) advising that the GCV City Deal Programme business case had been approved by the Cabinet on 15 December 2015, was currently a live document and subject to annual review and served two core purposes; (3) indicating (a) that the Scottish Government had sought a further cumulative transport assessment of the GCV City Deal Infrastructure Programme and it was anticipated that a new Strathclyde Regional Transport Model would be developed by late summer 2016 to underpin this cumulative assessment; (b) that the possibility of developing a local model to evaluate the cumulative impact of the East Airdrie Link Road/Stewartfield Way/M77 projects was being pursued with South Lanarkshire Council and East Renfrewshire Council; (c) that this local model would be expected to generate results in advance of the Regional Model and demonstrate local transport impacts from project delivery to support individual member authority online business case development; (4) confirming (a) that the Gartcosh Business Park to Glenboig Link Road Project was being prioritised to accelerate the development of the Gartcosh/Glenboig Community Growth Area with an outline business case being required to progress City Deal funding, and (b) that the commercial decision by Banks Group to withdraw as lead developer from the project, together with a lengthening of lead in times and revision of procedures for member authorities to submit business cases to the City Deal Programme Management Office, would impact on the timescales for the Council's delivery of the Link Road project; (5) referring to (a) the Working Matters project being delivered by Routes to Work in North Lanarkshire and monitored by the Working Matters Operational Group; (b) the Youth Gateway Initiative North Lanarkshire, to tackle youth unemployment in the GCV area, currently being led by Renfrewshire Council, and (c) the Employment and Skills Working Group (ESWG) obtaining approval from the Cabinet to develop a Glasgow and Clyde Valley Skills Plan, and incur expenditure of up to £16,000 in partnership with Skills Development Scotland; (6) outlining the financial position, and (7) summarising that the £0.347m of Council match funding for the Working Matters Project and £0.150m for the MediCity Project had still to be secured.

Decided:

- (1) that the delay in respect of the Glenboig Link Road project be noted;
- (2) that £0.347m of Council match funding for the Working Matters project and £0.150m for the MediCity Project requires to be secured, and
- (3) that future reports be submitted to future meetings of this Sub-Committee.

LANARKSHIRE BUSINESS WEEK 2016

9. There was submitted a report dated 25 February 2016 by the Head of Planning and Regeneration (1) advising of proposals to deliver a series of events for Lanarkshire Business Week during the week 29 February to 5 March 2016, including a business conference, the Lanarkshire Business Show and culminating in the Lanarkshire Business Excellence Awards; (2) providing details thereon, and (3) seeking support in promoting the week and annual awards.

Decided: that the Council support the promotion of North Lanarkshire Business Week 2016.

Councillor Curran having declared an interest in the following item of business by reason of being a Director of Routes to Work took no part in the consideration thereof.

YOUTH INVESTMENT PROGRAMME UPDATE

10. There was submitted a report dated 25 February 2016 by the Head of Planning and Regeneration (1) providing an update on the current status of the Youth Investment Programme (YIP) and the transition to the next phase of employability services in North Lanarkshire; (2) detailing the background relative thereto; (3) indicating (a) that, in this current phase of the Programme, it had supported a further 855 people into work, bringing the overall figure to 6,147 at the end of December 2015, with over 36% of those supported into employment this year having at least two identified barriers to employment, and (b) that given the current performance profile and taking into account vacancies already secured with local businesses, it was predicted that the Youth Investment Programme would meet its 2015/16 target of 1,000 unemployed residents supported into employment; (4) outlining statistical information in relation to the North Lanarkshire Labour Market, together with funding sources and expenditure, and (5) detailing the challenges and the next steps for North Lanarkshire's Employability Services.

Decided: that the contents of the report be noted.

Councillors McLaren, McNally and Welsh having declared an interest in the following item of business by reason of being a Director of Fusion Assets and a Member of the Board of North Lanarkshire Properties LLP, respectively, took no part in the consideration thereof.

Councillor McVey having declared an interest in the following item of business by reason of being a Member of the Board of CultureNL, advised that her interest was so sufficiently remote, that it did not preclude her from taking part in the consideration thereof.

Councillor McLaren vacated the Chair.

Councillor McVey assumed the Chair for the following item of business.

VACANT AND DERELICT LAND FUND UPDATE

11. With reference to paragraph 12 of the Minute of the meeting of this Sub-Committee held on 3 September 2015, when an update on the Vacant and Derelict Land Fund had been noted, there was submitted a report dated 25 February 2016 by the Head of Planning and Regeneration (1) providing an update on the progress of North Lanarkshire Council's 2015/16 Vacant and Derelict Land Fund (VDLF) Programme, as contained within Appendix 1 of the report, together with revised funding guidance; (2) detailing the background relative thereto, and (3) seeking approval of two revisions to the 2015/16 Programme, and (4) setting out the 2016/17 Local Delivery Plan, as contained within Appendix 2 of the report.

Decided:

- (1) that the progress made towards the implementation of North Lanarkshire's 2015/16 VDLF Programme, as contained within Appendix 1 of the report, be noted;
- (2) that the two revisions made to the 2015/16 VDLF Programme be approved;
- (3) that the allocation made to North Lanarkshire Council through the 2016/17 VDLF Programme and the revisions to funding guidance be noted, and

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- (4) that the project proposals to be included within North Lanarkshire's 2016/17 Local Delivery Plan submission, as detailed within Appendix 2 of the report, be approved.

Councillor McLaren resumed the Chair.

CONTRACTS ACCEPTED UNDER FINANCIAL LIMITS

12. There was submitted a report dated 14 February 2016 by the Head of Democratic and Legal Services advising that the contract detailed within the Appendix to the report had been accepted by the Executive Director of Corporate Services, in accordance with the Council's General Contract Standing Orders.

Decided: that the report be noted.

CONFERENCE

13. There was submitted a report dated 25 February 2016 by the Head of Democratic and Legal Services (1) advising of an invitation received in respect of Member attendance at a conference, and (2) seeking that consideration be given to the invitation.

Decided: that no attendance be authorised.

LAND AND PROPERTY MANAGEMENT

REMIT FROM THE PLANNING AND TRANSPORTATION COMMITTEE HELD ON 25 FEBRUARY 2016 – LAND SURPLUS TO REQUIREMENTS – GROUND AT MUIR STREET, MOTHERWELL

14. With reference to paragraph 6 of the Minute of the meeting of the Planning and Transportation Committee held on 25 February 2016, when that Committee had considered a report dated 25 February 2016 by the Head of Roads and Transportation, and agreed (1) that the ground to the rear of 21-33 Muir Street, Motherwell, extending to a total area seven square metres, or thereby, as detailed in the plan appended to the report, be declared surplus to requirements, and (2) to refer that report to this Sub-Committee for consideration, there was submitted said report.

Decided: that the ground to the rear of 21-33 Muir Street, Motherwell, extending to a total area seven square metres, or thereby, be declared surplus to requirements.

CLARKSTON TO PLAINS CYCLE PATH - PATH MANAGEMENT AGREEMENT

15. There was submitted a report dated 25 February 2016 by the Acting Executive Director of Regeneration and Environmental Services (1) seeking approval to the proposed terms of a Path Management Agreement, between North Lanarkshire Council and the Diocese of Motherwell, to permit the Council access for the construction and long term maintenance of a cycle path from Clarkston to Plains; (2) detailing the background relative thereto; (3) indicating that the cycle path will follow the natural boundary of a field in the ownership of the Diocese of Motherwell, across open countryside from Burnhead Road to Meadowhead Road, connecting Clarkston with Plains, as detailed in the plan appended to the report, and (4) setting out the terms of the Path Management Agreement.

Decided:

- (1) that the proposed terms of a Path Management Agreement, between North Lanarkshire Council and the Diocese of Motherwell, to permit the Council access for the construction and long term maintenance of a cycle path from Clarkston to Plains be approved, and
- (2) that all other terms and conditions to be adjusted by the Acting Executive Director of Regeneration and Environmental Services.

Councillor McVey, having declared an interest in the following item of business by reason of being a Member of CultureNL took no part in the consideration thereof.

Lease

CUMBERNAULD COMMUNITY ENTERPRISE CENTRE PROPOSED LEASE TO CULTURENL LIMITED

16. With reference to paragraph 27 of the Minute of the meeting of this Sub-Committee when it was agreed to grant leases of a large number of properties to CultureNL, to include Muirfield Community Facility, there was submitted a report dated 25 February 2016 by the Acting Executive Director of Regeneration and Environmental Services (1) referring to the opportunity to establish a community hub at Muirfield, incorporating not only office space for small to medium size enterprises (SMEs) and the social enterprise sector, but also, replacing the existing outdated, well used, community facility; (2) detailing the background relative thereto; (3) outlining a description of the new centre; (4) indicating the (a) when the Council previously approved the proposal to grant leases, it was agreed that the date of entry of these properties would be 1 April 2013 when CultureNL commenced operations, and (b) it was therefore proposed that, insofar as possible, the lease for this new facility should follow that previously approved for CultureNL; (5) seeking approval for the grant of a lease for the new build Cumbernauld Community Enterprise Centre, to CultureNL, and (6) setting out the terms of the lease together with the corporate considerations.

Decided:

- (1) that the terms of the lease to CultureNL, as detailed within the report, be agreed;
- (2) that the report be referred to the Learning and Leisure Services Committee, and
- (3) that all other terms and conditions to be adjusted by the Acting Executive Director of Regeneration and Environmental Services.

Re-allocation

HOUSING NEW BUILD PROGRAMME – RE-ALLOCATION OF LAND AT MAIN STREET, CHAPELHALL

17. There was submitted a report dated 25 February 2016 by the Acting Executive Director of Regeneration and Environmental Services (1) seeking approval for the re-allocation of land at the former St. Aloysius Primary School, Main Street, Chapelhall, held by Learning and Leisure Services to Housing and Social Work Services for inclusion in the Council's New Build Programme; (2) detailing the background relative thereto; (3) referring to the Housing and Social Work Services Committee held on 30 January 2014, when the site had been identified as a potential site for inclusion within the Council's New Build Programme; (4) advising that the site extends to 1,107 ha, as detailed in the plan

appended to the report, and (5) indicating that to complete the transfer, a capital sum of £421,150 be paid from the Housing Revenue Account to the General Services Account.

Decided: that the re-allocation of land at the former St. Aloysius Primary School, Main Street, Chapelhall held by Learning and Leisure Services to Housing and Social Work Services for inclusion in the Council's New Build Programme for the transfer value of £421,150 for the site be approved.

Councillor Welsh having declared an interest in the following item of business by reason of being a member of the Board of North Lanarkshire Properties LLP took no part in the consideration thereof.

Sales

SALE OF LAND ADJACENT TO VULCAN PUB, 181 MAIN STREET, COATBRIDGE

18. There was submitted a report dated 25 February 2016 by the Acting Executive Director of Regeneration and Environmental Services (1) seeking approval for the disposal of land adjacent to the Vulcan Pub, 181 Main Street, Coatbridge, extending to 0.1 acres, as detailed in the plan appended to the report; (2) detailing the background relative thereto; (3) outlining a description of the site, and (4) advising that, following negotiations with North Lanarkshire Properties LLP, a figure of £25,000 had been provisionally agreed for the sale of the land.

Decided:

- (1) that the sale of land adjacent to the Vulcan Pub, 181 Main Street, Coatbridge to North Lanarkshire Properties LLP, or their nominees, in the sum of £25,000 be agreed, and
- (2) that all other terms and conditions to be adjusted by the Acting Executive Director of Regeneration and Environmental Services.

SALE OF LAND AT BURNS ROAD, NORTH CARBRAIN, CUMBERNAULD

19. There was submitted a report dated 25 February 2016 by the Acting Executive Director of Regeneration and Environmental Services (1) seeking approval for the disposal of land at Burns Road, North Carbrain, Cumbernauld, extending to 23,305 square metres, or thereby, which comprised areas of hard and soft landscaping located around three multi-storey blocks of flats at Burns Road, Seafar, Cumbernauld, as detailed in the plan appended to the report, to Cumbernauld Housing Partnership (trading as Sanctuary, Cumbernauld), or their nominees, in the sum of £1, and (2) providing details thereon.

Decided:

- (1) that the disposal of the area of land extending to 23,305 square metres, or thereby, at Burns Road, Seafar, Cumbernauld, to Cumbernauld Housing Partnership (trading as Sanctuary Cumbernauld), or their nominees, in the sum of £1 be approved, and
- (2) that all other terms and conditions be adjusted by the Acting Executive Director of Regeneration and Environmental Services.

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SALE OF LAND AT HUME ROAD, SEAFAR, CUMBERNAULD – EARLY ENTRY TO PRIORITY AREA

20. With reference to paragraph 40 of the Minute of the meeting of this Sub-Committee held on 4 September 2014, when it was agreed that the disposal of an area of land, extending to 11,994 square metres, or thereby, at Hume Road, Seafar, Cumbernauld to Cumbernauld Housing Partnership (trading as Sanctuary, Cumbernauld), or their nominees, there was submitted a report dated 25 February 2016 by the Acting Executive Director of Regeneration and Environmental Services (1) seeking the incorporation of an early date of entry to a priority area, as part of the disposal of the land at Hume Road, Seafar, Cumbernauld; (2) detailing the background relative thereto; (3) setting out a description of the land affected, as detailed in the plan appended to the report, and (4) indicating (a) that Sanctuary were now keen to take early entry to this part of the site, and commence development of 24 flats in advance of confirmation of the Compulsory Purchase Order (CPO), and (b) that should the CPO not be confirmed, and the development of the whole site not proceed, the area would accommodate 24 flats independently.

Decided:

- (1) that the incorporation of an early date of entry to the priority part of the site at Hume Road, Seafar, Cumbernauld, as detailed within the report be approved, and
- (2) that all other terms and conditions to be adjusted by the Acting Executive Director of Regeneration and Environmental Services.

SALE OF LAND AT LARCHFIELD ROAD, MOODIESBURN

21. There was submitted a report dated 25 February 2016 by the Acting Executive Director of Regeneration and Environmental Services (1) seeking approval for the disposal of land at Larchfield Road, Moodiesburn, extending to 0.13 acres, as detailed in the plan appended to the report; (2) detailing the background relative thereto; (3) outlining a description of the site, and (4) advising that, following negotiations with Chryston and District Credit Union, or their nominees, a figure of £25,000 had been provisionally agreed for the sale of the land.

Decided:

- (1) that the sale of land at Larchfield Road, Moodiesburn to Chryston and District Credit Union, or their nominees, in the sum of £25,000 be agreed, and
- (2) that all other terms and conditions to be adjusted by the Acting Executive Director of Regeneration and Environmental Services.

LAND AT NETHERDALE ROAD, NETHERTON INDUSTRIAL ESTATE, WISHAW - SALE OF INDUSTRIAL LAND TO OILFAST LIMITED

22. There was submitted a report dated 25 February 2016 by the Acting Executive Director of Regeneration and Environmental Services (1) seeking approval for the disposal of an area of land at Netherdale Road, Netherton Industrial Estate, Wishaw extending to 1.72 acres, or thereby, as detailed in the plan appended to the report to OilFast Limited; (2) detailing the background relative thereto; (3) outlining a description of the site; (4) indicating (a) that the prospective purchasers were seeking agreement in principle to the sale before undertaking ground investigation works and detailed designs, and (b) that the sale price may require to be adjusted to reflect any abnormal costs in developing the site, and (5) advising that, following negotiations with OilFast Limited, or their nominees, a provisional figure of £200,000 had been agreed for the sale of the land.

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Decided:

- (1) that the sale of the land at Netherdale Road, Nethererton Industrial Estate, Wishaw to OilFast Limited, or their nominees, be agreed in principle, and
- (2) that all other terms and conditions be adjusted by the Acting Executive Director of Regeneration and Environmental Services.

It was agreed in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, that the public be excluded from the meeting for the following items on the grounds that the business involved the likely disclosure of exempt information as defined in paragraph 9 of Part 1 of Schedule 7A of the Act.

EMPTY HOMES PURCHASE SCHEME

(1) HOMOLOGATION

23. There was submitted a report dated 25 February 2016 by the Acting Executive Director of Regeneration and Environmental Services (1) seeking homologation for action taken by the Acting Executive Director of Regeneration and Environmental Services, following consultation with the Convener, to progress the acquisition of seven properties funded by the Empty Home Purchase Scheme; (2) detailing the background relative thereto, and (3) advising that the Council had recently completed the purchase of 47 properties through the Scheme.

Decided: that the action taken by the Acting Executive Director of Regeneration and Environmental Services, following consultation with the Convener, to progress the acquisition of a further seven properties funded by the Empty Home Purchase Scheme be homologated

(2) UPDATE

24. With reference to the preceding paragraph and paragraph 30 of the Minute of the meeting of this Sub-Committee held on 19 November 2015, when an update on the Empty Home Purchase Scheme was noted, there was submitted a report dated 25 February 2016 by the Acting Executive Director of Regeneration and Environmental Services (1) providing a further update on the Empty Home Purchase Scheme; (2) detailing the background relative thereto, and (3) seeking approval to acquire a further four properties, as detailed within the report.

The Acting Executive Director of Regeneration and Environmental Services orally advised that the property listed second on the table would not be proceeding due to the poor condition of the property.

Decided:

- (1) that the current position with the Empty Home Purchase Scheme be noted;
- (2) that the acquisition of a further three properties, as detailed within the report, be approved, and
- (3) that all other terms and conditions be adjusted by the Acting Executive Director of Regeneration and Environmental Services.

**AGREEMENT AND SERVITUDE IN RELATION TO THE CONSTRUCTION OF AN ACCESS TO
THE SITE OF THE FORMER STONEYETTS HOSPITAL, GARTFERRY ROAD, MOODIESBURN**

25. There was submitted a report dated 25 February 2016 by the Acting Executive Director of Regeneration and Environmental Services (1) seeking approval to enter into a licence agreement to allow for the construction of an access leading from Gartferry Road, Moodiesburn to the site of the former Stoneyetts Hospital and to grant a servitude right of access following completion of the works, and (2) providing details thereon.

Decided:

- (1) that the proposals to enter into a licence agreement to allow for the construction of an access leading from Gartferry Road, Moodiesburn to the former Stoneyetts Hospital site and to grant a servitude right of access following completion of the works be approved, and
- (2) that all other terms and conditions be adjusted by the Acting Executive Director of Regeneration and Environmental Services.

SALE OF LAND AT LABURNUM ROAD, VIEWPARK

26. There was submitted a report dated 25 February 2016 by the Acting Executive Director of Regeneration and Environmental Services (1) seeking approval for the sale of part of the ground formerly occupied by Burnhead Primary School, St. Gabriel's Primary School and Hozier Nursery, and (2) providing details thereon.

Decided:

- (1) that the sale of part of the ground formerly occupied by Burnhead Primary School, St. Gabriel's Primary School and Hozier Nursery, as detailed within the report be approved, and
- (2) that all other terms and conditions be adjusted by the Acting Executive Director of Regeneration and Environmental Services.