

**NORTH LANARKSHIRE COUNCIL**

**REPORT**

<b>To: POLICY &amp; RESOURCES (REGENERATION &amp; INFRASTRUCTURE) SUBCOMMITTEE</b>	<b>Subject:</b>
<b>From: HEAD OF CORPORATE PROPERTY AND PROCUREMENT</b>	<b>SALE OF 18C LOCHLEA ROAD, CUMBERNAULD</b>
<b>Date: 8 SEPTEMBER 2016</b>	<b>Ref: HR/ WARD4</b>

**1. INTRODUCTION**

1.1 The purpose of this report is to seek Committee approval to the disposal of 18C Lochlea Road, Kildrum, Cumbernauld, following its compulsory acquisition.

**2. BACKGROUND**

2.1 This end-terraced patio bungalow property has been vacant and derelict for a number of years. Attempts by the council to acquire the property on a voluntary basis proved unsuccessful.

2.2 The promotion of a Compulsory Purchase Order for the property was approved at Housing and Social Work Services Committee on 30 October 2014.

2.3 The North Lanarkshire Council (18C Lochlea Road, Cumbernauld) Compulsory Purchase Order 2015 was subsequently confirmed by the Scottish Government in March 2016.

2.3 North Lanarkshire Council propose to purchase the property under the terms of Section 9 and 10 of the Housing (Scotland) Act 1987, with an onward sale to Sanctuary Scotland Housing Association Limited. Sanctuary will then refurbish the property and let it as part of their social housing portfolio in the Kildrum area. The transfer of title to Sanctuary will be immediate, and the council will bear no responsibility for ongoing maintenance of the property.

**3. DESCRIPTION**

3.1 The property is a three-bedroomed end-terraced patio bungalow. It is located within Kildrum, an established residential housing area within Cumbernauld. The house is one of many former CDC properties in the area. It is located adjacent to new social housing owned by Sanctuary (Cumbernauld), and opposite Kildrum Health Centre.

3.2 The property is estimated to be approximately 40 years old. It has lain vacant for a number of years, and has fallen into a state of serious disrepair.

3.3 The property is shown outlined in the plan below.

#### **4. NEGOTIATIONS**

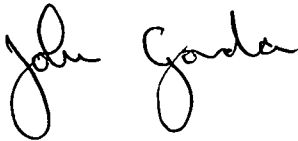
- 4.1 The District Valuer has provided a valuation of £10,000 in relation to the property. This figure represents both the compensation, and the subsequent sale price to Sanctuary Scotland Housing Association Ltd.

#### **5. CORPORATE CONSIDERATIONS**

- 5.1 The compulsory purchase and disposal of this property will not impact on Council operations.
- 5.3 The disposal is in line with Section 3.3.1 (iv) (Direct Sales) of the Land and Property Sales Policy report, approved by the Policy & Resources (Property) Sub-Committee on 18<sup>th</sup> November 2010.

#### **6. RECOMMENDATIONS**

- 6.1 It is recommended that Committee approve the disposal of the property at 18C Lochlea Road, Cumbernauld to Sanctuary Scotland Housing Association Limited, or their nominees, for the sum of £10,000, following its compulsory acquisition.
- 6.2 All other terms and conditions to be adjusted by the Head of Corporate Property and Procurement.



**JOHN GORDON**  
**Head of Corporate Property and Procurement**

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: 18C Lochlea Road

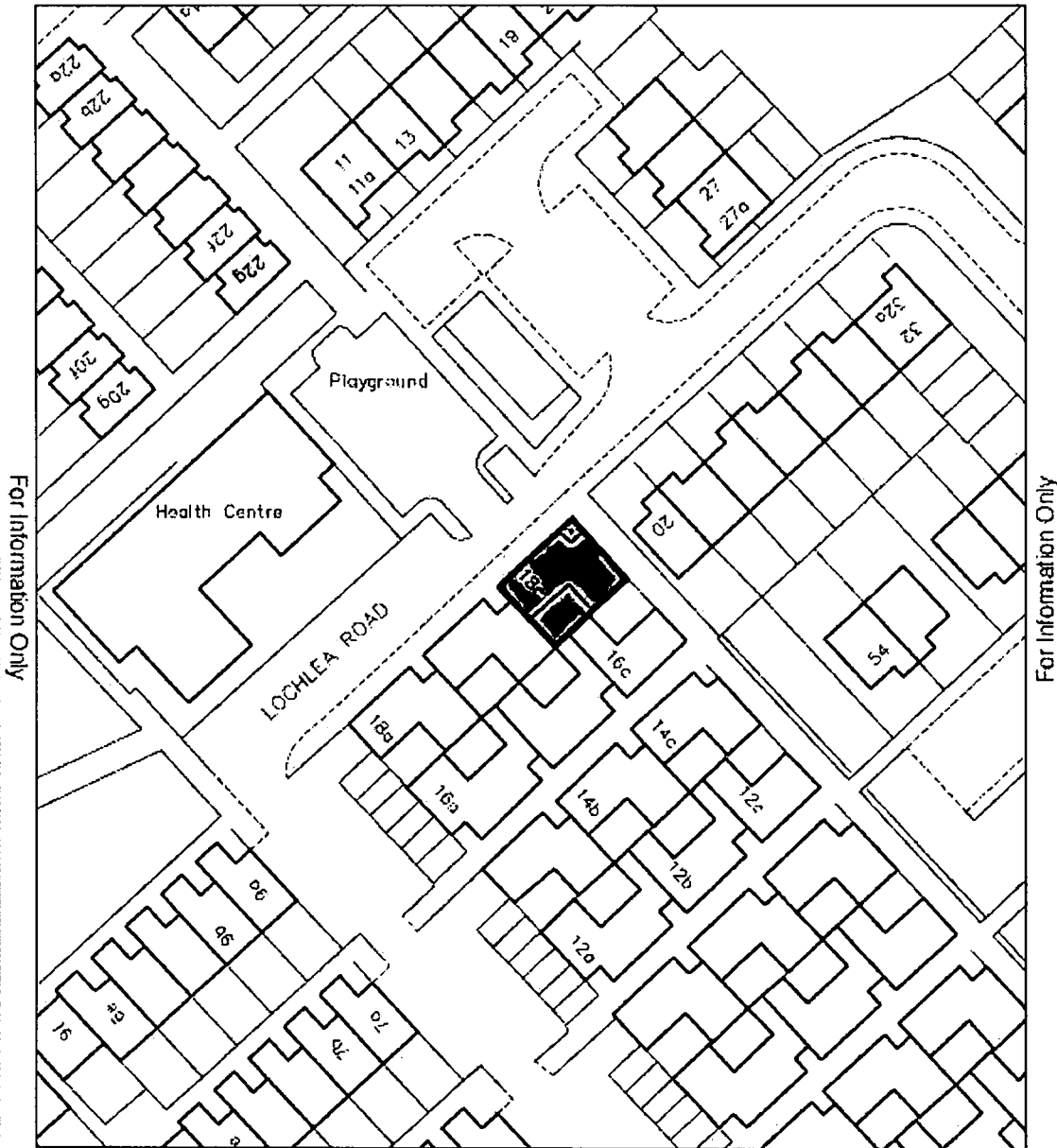
Scale 1:NTS



Town: Cumbernauld

Date: 22/06/2016

## ENVIRONMENT & ESTATES



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