

**POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB –
8 September 2016**

Motherwell, 8 September 2016 at 2 pm.

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

PRESENT

Councillor McVey, Vice-Convenor; Councillors Chadha, M. Coyle, Curran, Higgins, P. Hogg, Hume, Irvine, Kelly, Love, Lyle, McNally, O'Brien, G. O'Rorke, P. O'Rourke, Spowart and Welsh.

CHAIR

In the absence of Councillor Graham (Convenor), Councillor McVey, Vice-Convenor presided.

IN ATTENDANCE

The Administrative Officer (Committee and Civic Governance Services); Assistant Chief Executive (Enterprise and Housing Resources); Assistant Chief Executive (Infrastructure); Head of Planning and Regeneration; Business Manager (Estates), and City Deal Programme Leader.

APOLOGIES

Councillors A. Coyle, Graham, Griffin, Lunny and Shevlin.

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

1. Councillor M. Coyle declared an interest in paragraphs 10 and 12 below by reason of being a Director of Fusion Assets and took no part in the consideration thereof.

Councillors Kelly and McVey declared an interest in paragraphs 11, 12 and 17 by reason of being members of CultureNL and advised that their interest was so sufficiently remote that it did not preclude their consideration thereof.

Councillor Welsh declared an interest in paragraph 12 below by reason of being a member of the Board of North Lanarkshire Properties LLP and advised that his interest was so sufficiently remote that it did not preclude his consideration thereof.

Councillor Curran declared an interest in paragraph 24 below by reason of being a member of Routes to Work and advised that his interest was so sufficiently remote that it did not preclude his consideration thereof.

AREA COMMITTEE - MINUTES

(1) MOTHERWELL AND DISTRICT AREA COMMITTEE

2. There was submitted the Minute of the meeting of Motherwell and District Area Committee held on 23 August 2016.

Decided: that the Minute of the meeting of Motherwell and District Area Committee held on 23 August 2016 be approved and noted.

**POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB –
8 September 2016**

(2) AIRDRIE AREA COMMITTEE

3. There was submitted the Minute of the meeting of Airdrie Area Committee held on 24 August 2016.

Decided: that the Minute of the meeting of Airdrie Area Committee held on 24 August 2016 be approved and noted.

(3) WISHAW AND DISTRICT AREA COMMITTEE

4. There was submitted the Minute of the meeting of Wishaw and District Area Committee held on 24 August 2016.

Decided: that the Minute of the meeting of Wishaw and District Area Committee held on 24 August 2016 be approved and noted.

(4) COATBRIDGE AREA COMMITTEE

5. There was submitted the Minute of the meeting of Coatbridge Area Committee held on 24 August 2016.

Decided: that the Minute of the meeting of Coatbridge Area Committee held on 24 August 2016 be approved and noted.

(5) NORTH AREA COMMITTEE

6. There was submitted the Minute of the meeting of North Area Committee held on 25 August 2016.

Decided: that the Minute of the meeting of North Area Committee held on 25 August 2016 be approved and noted

(6) BELLSHILL AND DISTRICT AREA COMMITTEE

7. There was submitted the Minute of the meeting of Bellshill and District Area Committee held on 25 August 2016.

Decided: that the Minute of the meeting of Bellshill and District Area Committee held on 25 August 2016 be approved and noted.

SERVICE PLAN PERFORMANCE REPORT - APRIL 2015 TO MARCH 2016

8. There was submitted a report dated 8 September 2016 by the Head of Planning and Regeneration (1) providing details of Regeneration and Environmental Services' performance for the financial year 2015/16, which outlined performance relating to service planning activity including progress against themes within the Corporate/Community Plan; (2) advising that the indicators and actions aligned with the Service and People First key aims, and (3) detailing notable achievements.

Decided: that the Service Plan for Regeneration and Environmental Services for 2015/16 be noted.

EXTENSION TO SERVICE LEVEL AGREEMENT BETWEEN NORTH LANARKSHIRE COUNCIL AND TOWN CENTRE ACTIVITIES LIMITED

9. There was submitted a report dated 8 September 2015 by the Head of Planning and Regeneration (1) seeking homologation for action taken, following consultation with the Vice-Convener, to extend the Service Legal Agreement (SLA) that the Council had with Town Centre Activities Limited (TCA) and its subsidiary companies, for a limited period, whilst a new agreement is negotiated; (2) detailing the background relative thereto, and (3) advising that the current agreement had lapsed and a new form of agreement was being developed to better reflect the service requirements by the Council, and how performance would be measured.

Decided: that the action taken, following consultation with the Vice-Convener, to extend the Service Level Agreement with Town Centre Activities Limited and its subsidiary companies for a limited period whilst a new agreement is negotiated, be homologated.

Councillor M. Coyle declared an interest in the following item of business by reason of being a Director of Fusion Assets and took no part in the consideration thereof.

APPOINTMENT TO THE BOARD OF FUSION ASSETS LIMITED

10. There was submitted a report dated 8 September 2016 by the Head of Planning and Regeneration (1) advising of the intended change to the Board Membership of Fusion Assets Limited; (2) detailing the background relative thereto, and (3) recommending that the Council, as sole member of the Company, grant approval for the appointment of Mr. Ronnie Smith, current Chief Executive of Lanarkshire Enterprise Services Limited as co-opted Director to Fusion Assets.

Decided: that Mr. Ronnie Smith, the current Chief Executive of Lanarkshire Enterprise Services Limited be appointed as a co-opted Director of Fusion Assets.

Councillors Kelly and McVey having declared an interest in the following two items of business by reason of being members of CultureNL and advised that their interest was so sufficiently remote that it did not preclude them from the consideration thereof.

THE MUIRFIELD (CUMBERNAULD COMMUNITY ENTERPRISE) CENTRE – PROGRESS REPORT

11. There was submitted a report dated 8 September 2016 by the Head of Planning and Regeneration (1) providing an update on the development of the Muirfield Centre and the surrounding public green space within Cumbernauld Town Centre; (2) detailing the background relative thereto, and (3) indicating (a) that in May 2015, this Sub-Committee had approved a project budget for this development in the sum of £8.66 m; (b) that a number of items, not included within the original project specification, had led to an increase in the final anticipated project costs to £8.77 m, and (c) that this additional funding requirement would be met through £50,000 external landfill communities funding, recently secured for this project through Waste Recycling Environmental Limited (WREN), an additional funding contribution of £27,250 from Play Services and any remaining overspend (£22,750) through Planning and Regeneration Services' Physical Regeneration Projects' Budget.

The Head of Planning and Regeneration orally advised that there had been a typographical error and the aforementioned sum of £22,750 should read £32,750.

Decided:

- (1) that the anticipated final costs of the Muirfield Centre Project from £8.66 m to £8.77 m be approved;

- (2) that the typographical error be noted, and
- (3) that the report be otherwise noted.

Councillors M. Coyle and Welsh 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, and advised that their interest was so sufficiently remote that it did not preclude their consideration thereof.

VACANT AND DERELICT LAND FUND UPDATE

12. With reference to paragraph 8 of the Minute of the meeting of this Sub-Committee held on 19 May 2016, when an update on the Vacant and Derelict Land Fund had been noted, there was submitted a report dated 8 September 2016 by Head of Planning and Regeneration (1) providing a further update on the progress of North Lanarkshire's 2015/16 Vacant and Derelict Land Fund Programme, as contained within Appendix 1 of the report, together with anticipated final project allocations; (2) detailing the background relative thereto, and (3) advising that the Scottish Government had approved North Lanarkshire Council's 2016/17 Vacant and Derelict Land Fund Programme, as contained within Appendix 2 of the report.

Decided: that the contents of the report be approved and noted.

**REMIT FROM THE PLANNING AND TRANSPORTATION COMMITTEE HELD ON
10 AUGUST 2016 – LAND SURPLUS TO REQUIREMENTS – 32 HALLCRAIG STREET, AIRDRIE**

13. With reference to paragraph 5 of the Minute of the meeting of the Planning and Transportation Committee held on 10 August 2016, when that Committee considered a report dated 10 August 2016 by the Head of Planning and Regeneration, and agreed (1) that the area of land to the front of 32 Hallcraig Street, Airdrie 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 area of land to the front of 32 Hallcraig Street, Airdrie be declared surplus to requirements.

**REMIT FROM THE HOUSING AND SOCIAL WORK SERVICES COMMITTEE HELD ON
18 AUGUST 2016**

**(1) LAND SURPLUS TO OPERATIONAL REQUIREMENTS - LAND AT GLENBOIG ROAD,
GLENBOIG**

14. With reference to paragraph 10 of the Minute of the meeting of the Housing and Social Work Services Committee held on 18 August 2016, when that Committee considered a report dated 18 August 2016 by the Head of Housing Solutions, and agreed (1) that the land at Glenboig Road, Glenboig 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 land at Glenboig Road, Glenboig be declared surplus to requirements.

**(2) ACCOMMODATION SURPLUS TO OPERATIONAL REQUIREMENTS – NEWPARK CENTRE,
135 NEW EDINBURGH ROAD, UDDINGSTON**

15. With reference to paragraph 11 of the Minute of the meeting of the Housing and Social Work Services Committee held on 18 August 2016, when that Committee considered a report dated 18 August 2016 by the Assistant Chief Executive (Enterprise and Housing Resources), and agreed (1) that the Newpark Centre, 135 New Edinburgh Road, Uddingston 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 Newpark Centre, 135 New Edinburgh Road, Uddingston be declared surplus to requirements.

REMITS FROM THE EDUCATION COMMITTEE HELD ON 23 AUGUST 2016

(1) SPORTS PAVILION AT WATLING STREET, MOTHERWELL – SURPLUS TO REQUIREMENTS

16. With reference to paragraph 12 of the Minute of the meeting of the Education Committee held on 23 August 2016, when that Committee considered a report dated 9 August 2016 by the Head of Resources, and agreed (1) that the Sports Pavilion at Watling Street, Motherwell 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 Sports Pavilion at Watling Street, Motherwell be declared surplus to requirements.

Councillors Kelly and McVey having declared an interest in the following item of business by reason of being members of CultureNL and advised that their interest was so sufficiently remote that it did not preclude them from the consideration thereof.

**(2) CULTURENL SERVICE REDESIGN AND PROPERTY RATIONALISATION – PROPERTIES
SURPLUS TO OPERATIONAL REQUIREMENTS**

17. With reference to paragraph 13 of the Minute of the meeting of the Education Committee held on 23 August 2016, when that Committee considered a report dated 10 August 2016 by the Head of Education (Skills, Lifelong Learning and Youth Employment), and agreed (1) that three Libraries and seven community facility buildings, as detailed in 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 three Libraries and seven community facility buildings, as detailed in the report, be declared surplus to requirements.

LEASE RENEWAL – ELECTRICAL SUB-STATION, OUR LADY'S HIGH SCHOOL, MOTHERWELL

18. There was submitted a report dated 8 September 2016 by the Head of Corporate Property and Procurement (1) seeking approval for the renewal of the existing lease to SP Distribution in respect of an electrical sub-station which serves Our Lady's High School in Motherwell; (2) detailing the background relative thereto; (3) outlining a description of the land, as detailed in the plan appended to the report, and (4) advising that provisional agreement had been reached with SP Distribution PLC's Land Agent to renew the lease for the premises on the terms detailed within the report.

Decided:

- (1) that it be agreed to grant a lease to SP Distribution PLC, or their nominees, in respect of an electrical sub-station serving Our Lady's High School, on the terms outlined within the report, and
- (2) that all other terms and conditions to be adjusted by the Head of Corporate Property and Procurement.

DISPOSAL OF LAND AT JUBILEE WAY, HATTONRIGG INDUSTRIAL AREA, BELLSHILL

19. There was submitted a report dated 8 September 2016 by the Head of Corporate Property and Procurement (1) seeking approval for the disposal of an area of land at Jubilee Way, Hattonrigg Industrial Area, Bellshill, extending to 0.162 ha, or thereby, to Aqua Specialist Environmental Services Limited, or their nominees, as detailed in the plan appended to the report; (2) detailing the background relative thereto; (3) outlining a description of the land; (4) intimating that a sale figure of £48,000 had provisionally been agreed, and (5) indicating (a) that the prospective purchasers were currently undertaking site investigation works and the sale price may require to be adjusted to reflect any abnormal costs in developing the site, and (b) that any price adjustment proposal would be the subject of a further report to this Sub-Committee.

Decided:

- (1) that the sale of land at Jubilee Way, Hattonrigg Industrial Area, Bellshill, to Aqua Specialists Environmental Services Limited, or their nominees, on the terms outlined within the report, and
- (2) that all other terms and conditions to be adjusted by the Head of Corporate Property and Procurement.

GLASGOW ROAD, CUMBERNAULD VILLAGE

20. There was submitted a report dated 8 September 2016 by the Head of Corporate Property and Procurement (1) seeking homologation for action taken, following consultation with the Convener, to progress the sale of ground on Glasgow Road, Cumbernauld Village; (2) detailing the background relative thereto; (3) outlining a description of the land, and (4) advising that, following negotiations with Bellway Homes Limited (Scotland) and Cala Homes Limited, a provisional agreement had been reached and that the land is sold for a consideration of £15,000.

Decided:

- (1) that the action taken, following consultation with the Convener, to progress the sale of ground on Glasgow Road, Cumbernauld Village be homologated, and
- (2) that all other terms and conditions to be adjusted by the Head of Corporate Property and Procurement.

SALE OF 18C LOCHLEA ROAD, CUMBERNAULD

21. There was submitted a report dated 8 September 2016 by the Head of Corporate Property and Procurement (1) seeking approval for the disposal of 18C Lochlea Road, Kildrum, Cumbernauld, to
-
-

Sanctuary Housing Association Limited, or their nominees, as detailed in the plan appended to the report, following its compulsory acquisition; (2) detailing the background relative thereto; (3) outlining a description of the land, and (4) indicating that the District Valuer had provided a valuation of £10,000 in relation to the property which represented both the compensation and subsequent sale price to Sanctuary Scotland Housing Association Limited.

Decided:

- (1) that the property at 18C Lochlea Road, Kildrum, Cumbernauld be disposed of to Sanctuary Scotland Housing Association Limited, or their nominees, in the sum of £10,000, and
- (2) that all other terms and conditions to be adjusted by the Head of Corporate Property and Procurement.

LOANHEAD ROAD, HOLYTOWN

22. There was submitted a report dated 8 September 2016 by the Head of Corporate Property and Procurement (1) seeking approval for the sale of ground adjacent to Loanhead Road, Holytown to Network Rail, or their nominees, as detailed in the plan appended to the report; (2) detailing the background relative thereto; (3) outlining a description of the land, and (4) indicating that a sale figure of £45,000 had been provisionally agreed with the purchaser being responsible for the Council's legal fees and costs in relation to this transaction.

Decided:

- (1) that the ground adjacent to Loanhead Road, Holytown be disposed of to Network Rail, or their nominees, on the terms outlined within the report, and
- (2) that all other terms and conditions to be adjusted by the Head of Corporate Property and Procurement.

LAND ADJACENT TO 676-678 GLASGOW ROAD, WISHAW

23. There was submitted a report dated 8 September 2016 by the Head of Corporate Property and Procurement (1) seeking approval for the sale of surplus land adjacent to 676-678 Glasgow Road, Wishaw to Xafinity Pension Trustees Limited, or their nominees, as detailed in the plan appended to the report; (2) detailing the background relative thereto; (3) outlining a description of the land, and (4) indicating that following negotiations with the property advisers for Xafinity Pension Trustees Limited, a provisional agreement had been reached that the land be sold for a consideration of £33,000.

Decided:

- (1) that the land adjacent to 676-678 Glasgow Road, Wishaw be sold to Xafinity Pension Trustees Limited, or their nominees, on the terms outlined within the report, and
- (2) that all other terms and conditions to be adjusted by the Head of Corporate Property and Procurement.

Councillor Curran declared an interest in the following item of business by reason of being a member of Routes to Work and advised that his interest was so sufficiently remote that it did not preclude his consideration thereof.

GLASGOW CITY REGION CITY DEAL PROGRAMME UPDATE

24. There was submitted a report dated 8 September 2016 by the Head of Planning and Regeneration (1) providing a further update on progress within Glasgow City Region (GCR) City Deal Programme since the last report presented to the previous meeting of the Sub-Committee; (2) detailing the Glasgow City Region Programme Update; (3) identifying eight new GCR portfolios together with the lead Council responsible for each; (4) indicating (a) that the Outline Business Case (OBC) for the Gartcosh Business Park to Glenboig Link Road project for a further £1.5 m of capital funding had been approved by the GCR Cabinet in June 2016, and (b) that the internal City Deal Team were now taking forward delivery of the link road with third party design input and the Council's Estates Team progressing associated voluntary land acquisitions with a series of landowners, working towards conclusion of missives by the end of October 2016; (5) outlining progress with the Working Matters Projects, delivered by Routes to Work and the MediCity Scotland Activity, and (6) summarising the financial implications.

Decided: that the contents of the report be approved and noted.

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 HOME PURCHASE SCHEME UPDATE

25. With reference to paragraph 31 of the Minute of the meeting of this Sub-Committee held on 19 May 2016, when an update on the Empty Home Purchase Scheme was noted, there was submitted a report dated 8 September 2016 by the Head of Corporate Property and Procurement (1) providing a further update on the Empty Home Purchase Scheme, and (2) seeking (a) homologation for action taken, following consultation with the Convener, to acquire a further five properties, and (b) approval for the acquisition of a further seven properties funded by the Scheme, both as detailed within the report.

Decided:

- (1) that the current position with the Empty Home Purchase Scheme be noted;
- (2) that the action taken, following consultation with the Convener, to acquire a further five properties be homologated;
- (3) that the acquisition of a further seven properties be agreed, and
- (4) that all other terms and conditions to be adjusted by the Head of Corporate Property and Procurement.

PROPOSED IMPROVEMENT – CUMBERNAULD BUS FACILITIES, CENTRAL WAY, CUMBERNAULD

26. There was submitted a report dated 8 September 2016 by the Head of Corporate Property and Procurement relating to a number of property rights, including ownership rights, required to be put into place in support of proposed improvements to the bus facilities located off Central Way, Cumbernauld

(1) outlining the background relative thereto, and (2) detailing the description of the grounds involved, as detailed in the plan appended to the report, together with property rights.

Decided: that the contents of the report be approved and noted.

ACQUISITION OF FORMER ROAD SOLUM, KNOWETOP STREET, MOTHERWELL

27. There was submitted a report dated 8 September 2016 by the Head of Corporate Property and Procurement (1) seeking approval for the acquisition of Knowetop Street Road Solum, as detailed in the plan appended to the report, in order to consolidate the Council's land ownership in the immediate vicinity; (2) detailing the background relative thereto, and (3) setting out the proposals for the sale.

Decided:

- (1) that the acquisition of Knowetop Street Road Solum, on the terms outlined within the report, be approved, and
- (2) that all other terms and conditions to be adjusted by the Head of Corporate Property and Procurement.

**FORMER NEW STEVENSTON SENIOR CITIZENS' CENTRE, CLYDESDALE ROAD,
NEW STEVENSTON**

28. There was submitted a report dated 8 September 2016 by the Head of Corporate Property and Procurement (1) proposing the sale of the former New Stevenston Senior Citizens' Centre on Clydesdale Road, New Stevenston; (2) detailing the background relative thereto, and (3) setting out proposals for the sale.

Decided:

- (1) that the sale of the former New Stevenston Senior Citizens' Centre on Clydesdale Road, New Stevenston, on the terms outlined within the report, be approved, and
- (2) that all other terms and conditions to be adjusted by the Head of Corporate Property and Procurement.

COLTNESS GATEHOUSE, KENILWORTH AVENUE, WISHAW

29. There was submitted a report dated 8 September 2016 by the Head of Corporate Property and Procurement regarding the proposed sale of the Coltness Gatehouse (Public Toilets) on Kenilworth Avenue, Wishaw (1) outlining the background relative thereto; (2) detailing a description of the property, as detailed in the plan appended to the report, and (3) setting out the proposals for the sale.

Decided:

- (1) that the sale of the former public toilets at Coltness Gatehouse, Kenilworth Avenue, Wishaw, as detailed within the report, be approved, and
 - (2) that all other terms and conditions to be adjusted by the Head of Corporate Property and Procurement.
-
-