

**NORTH LANARKSHIRE COUNCIL
REPORT**

To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB COMMITTEE	Subject: THE M8 (BAILLIESTON TO NEWHOUSE) SPECIAL ROAD SCHEME CPO 2011 COMPENSATION CLAIM
From: ASSISTANT CHIEF EXECUTIVE INFRASTRUCTURE	
Date: 23 February 2017	
	Ref: CPOCLAIM/WP

1. INTRODUCTION

- 1.1 This report concerns the council's compensation claim submitted to the Scottish Ministers for land acquired by Compulsory Purchase Order (CPO) in connection with the ongoing upgrade of the A8 between Baillieston & Newhouse.

2. BACKGROUND

- 2.1 The Scottish Ministers acquired various plots of land from the council on 28th January 2013, i.e. the General Vesting Date for the stated Compulsory Purchase Order along the Baillieston to Newhouse corridor. These are listed in the attached schedule.
- 2.2 In addition to the land acquired, there are 3 locations where the CPO is considered to have materially impacted on land retained in council ownership. These issues have been raised with the Valuation Office Agency (who is representing the Scottish Ministers) and discussions continue to find a meaningful resolution.

3. DESCRIPTION

- 3.1 The land acquired is a mix of road solum, road verge, amenity land, development land and formal recreational ground. The schedule attached describes each of the plots.

4. COMPENSATION

- 4.1 A cumulative compensation value of £50,271 has been provisionally agreed with the District Valuer for land acquired. A plot by plot breakdown of this value is detailed on the attached schedule.
- 4.2 In arriving at this figure, regard was taken of the statutory provisions for land acquired through compulsory purchase procedures. The compensation is based on market value at the Date of Vesting, i.e. 28th January 2013, and has regard to the existing use/development potential of the individual plots at that time. In the majority of cases, the land acquired had no development potential, hence many of the plots have a nominal value.

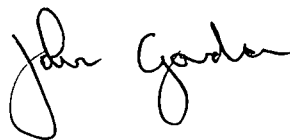
- 4.3 Compensation for reinstatement of the grass football pitch at Woodhall Mill Road has been provisionally agreed at £172,843.24.
- 4.4 The legislation concerning compulsory purchase procedures allows claimants the opportunity to receive an advance compensation payment, which is based on the acquiring authority's estimation of compensation payable. As the outstanding issues could take time to resolve, an advance payment was requested from the Scottish Ministers. In December 2016, the council received an advance payment of £221,226.15 (which included £871.05 VAT).

5. CORPORATE CONSIDERATIONS

- 5.1 This report concerns a claim arising from a statutory procedure, and the claim has been negotiated with regard to compulsory purchase legislation.
- 5.2 The compensation claim generates a capital receipt for the council.
- 5.3 A portion of the compensation relates to the impact on a grass pitch at Woodhall Mill Road. This issue has been raised with Education Skills & Lifelong Learning, who are presently assessing whether the compensation will be invested at the same location to reinstate the pitch or in an alternative location within the immediate vicinity. A report on this matter will be presented to a future Education committee.
- 5.4 A further report will be submitted once the outstanding issues are resolved and the compensation claim could be finalised.

6. RECOMMENDATIONS

- 6.1 It is recommended that the compensation sums reported herein for the various plots of land acquired by the Scottish Ministers in March 2011 be approved.
- 6.2 All other terms of conditions to be adjusted by the Assistant Chief Executive (Infrastructure).



ROBERT STEENSON
Assistant Chief Executive Infrastructure

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

The M8 (Baillieston to Newhouse) Special Road Scheme CPO 2011

Plot	Area	Location	Plan	Ward	Description	Development potential	Claim
2117	4,087 m2 2,043m2 2,044m2	Langmuir Road, Bargeddie	1 of 6	9	public road solum amenity land / road verge	None None	£204 £1,369
2118	1,878 m2	Gartcosh Road, Bargeddie	1 of 6	9	road solum / road verge	None	£470
3006	644 m2	Viewfield Road, Coatbridge	1 of 6	9	amenity land	None	£431
4009	1,861 m2	Kirkshaws Road, Coatbridge	2 of 6	10	road solum / amenity land	None	£465
4010	2,690 m2 850 m2 1,100 m2 740 m2	Hagmill Road, Coatbridge	2 of 6	10	road solum amenity land ind / business land	None None Future potential	£85 £737 £18,500
4017	2,983 m2	North Road, Bellshill	2 of 6	14	old rail bed in greenbelt	None	£746
4026	3,771 m2	North Road, Bellshill	2 of 6	14	old rail bed in greenbelt	None	£943
4027	822 m2	A8 (south) Bellshill	2 of 6	14	old rail bed in greenbelt	None	£206
4037	781 m2	Hagmill Road, Coatbridge	2 of 6	10	ind / business land	Future potential	£19,525
4046	6,669 m2	A8 (south) Bellshill	2 of 6	14	unused ground in greenbelt	None	£1,667
4063	116 m2	Kirkshaws Road, Coatbridge	2 of 6	10	amenity ground	None	£78
6015	1,938 m2	Woodhall Mill Road, Calderbank	4 of 6	11	recreational ground	None	£4,845
							£50,271