

**POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB –  
2 March 2017**

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**Motherwell, 2 March 2017 at 2 pm.**

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

**PRESENT**

Councillor Graham, Convener; Councillor H. McVey, Vice-Convener; Councillors Higgins, P. Hogg, Hume, Irvine, Kelly, Love, Lunny, Lyle, McNally, O'Brien, G. O'Rorke, P. O'Rourke, Alan Valentine and Welsh.

**CHAIR**

Councillor Graham (Convener) presided.

**IN ATTENDANCE**

Assistant Chief Executive (Enterprise and Housing Resource); Head of Corporate Property and Procurement; Head of Enterprise and Place; Business Manager (Estates); Economic Development Manager; City Deal Programme Leader, and the Administrative Officer (Legal and Democratic Solutions).

**APOLOGIES**

Councillors Chadha, A. Coyle, M. Coyle, Griffin and Spowart.

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

1. Councillor Graham declared an interest in paragraphs 3 and 22 below as being a member of Fusion Assets and Business Gateway respectively.

Councillor Kelly declared an interest in paragraph 22 below as being a member of Business Gateway.

Councillor Welsh declared an interest in paragraphs 3, 8 and 21 below by being a member of the Board of North Lanarkshire Properties, LLP.

**GLASGOW CITY REGION CITY DEAL PROGRAMME UPDATE**

2. There was submitted a report dated 23 February 2017 by the Head of Enterprise and Place providing an update on progress within the Glasgow City Region (GCR) City Deal Programme since the last report presented to Committee in September 2016 (1) indicating (a) that, following a competitive tendering exercise, independent advisors, Messrs. SWQ, had been appointed as lead consultants for the GCR National Evaluation Panel; (b) that this Panel would provide a further layer of scrutiny and benchmarking to the GCR City Deal alongside nine other English City Growth and Devolution Deals, and (c) that economist, David Waite, took up the post as an independent economic resource for the GCR City Deal to work alongside the newly established local commission for economic growth and the National Evaluation Panel; (2) advising (a) that the GCR City Deal Economic Development Group, together with Messrs. Metrodynamics had developed a new Regional Economic Strategy which would be launched following the GCR City Deal Cabinet during February 2017; (b) that this Strategy and associated Action Plan for the period 2017 to 2035 brought together a single vision for growth and prosperity for the region; (c) the strategy called for action to increase coordination, capacity, pace, scale and certainty in the delivery of a new economic agenda for the city region; (d) that 11 key actions had been identified to support the aims of the Regional Economic Strategy, as contained

within the Appendix to the report, and (e) that following on from the GCR City Deal Enterprise Review, carried out in the summer of 2016, an Action Plan had been further developed to aid the creation of a coordinated City Region offer to business with four action areas being identified; (3) highlighting (a) that both the Enterprise Review and the Regional Economic Strategy highlight the opportunity to develop a new City Region Intelligence/Resource Hub, and (b) that Transport Scotland and Strathclyde Passenger Transport had finalised the development of a new Strathclyde Regional Transport model with the initial strategic assessment framework identifying the need for further cumulative assessments to cover the interaction between all the proposed City Region transport projects, and (4) outlining the position with (a) the labour market and innovation strands, and (b) infrastructure programme.

**Decided:**

- (1) that the launch of the Glasgow City Regional Economic Strategy 2017-35 be noted, and
- (2) that the contents of the report be otherwise noted.

**Councillors Graham and Welsh having declared an interest in the following item of business by reason of being a member of Fusion Assets and North Lanarkshire Properties, LLP, respectively, and took no part in the consideration thereof.**

**Councillor Graham vacated the Chair.**

**Councillor H. McVey assumed the Chair.**

**VACANT AND DERELICT LAND FUND UPDATE**

3. With reference to paragraph 12 of the Minute of the meeting of the Sub-Committee held on 8 September 2016, when an update on the Vacant and Derelict Land Fund had been noted, there was submitted a report dated 23 February 2017, and superseded by a further report (tabled), by the Head of Enterprise and Place (1) providing an update on (a) the progress of North Lanarkshire's 2016/17 Vacant and Derelict Land Fund (VDLF) Programme, as contained within Appendix 1 of the report, and (b) the construction of the community allotments at Viewpark Gardens which had been completed in May 2016; (2) detailing the background relative thereto; (3) setting out the Scottish Government's 2017/18 Vacant and Derelict Land Fund Award made to North Lanarkshire Council; (4) seeking approval to amend the 2016/17 VDLF Programme and reallocate project funding and also approval for the submission of North Lanarkshire's proposed 2017/18 Local Delivery Plan, and (5) outlining, in Appendix 2 of the report North Lanarkshire's 2017/18 Local Delivery Plan.

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

**Councillor Graham resumed the Chair.**

**LANARKSHIRE BUSINESS WEEK 2017**

4. There was submitted a report dated 23 February 2017 by the Head of Enterprise and Place (1) advising of proposals to deliver a series of events for Lanarkshire Business Week during the week commencing 23 February to 3 March 2017, 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 2017.

**MUIRFIELD (CUMBERNAULD COMMUNITY ENTERPRISE CENTRE) UPDATE**

5. There was submitted a report dated 23 February 2017 by the Head of Enterprise and Place (1) providing an update on the completion of the Muirfield Centre in Cumbernauld; (2) detailing the background relative thereto; (3) outlining delays incurred regarding the completion of Phase Two of the Project; (4) setting out the contract spend, and (5) highlighting an estimated final cost variation of 5.3% above the approved maximum costs of the design and bill development agreement with the HubSW.

**Decided:** that the contents of the report be noted.

**REMIT FROM THE CORPORATE SERVICES COMMITTEE HELD ON 9 FEBRUARY 2017 -  
ACCOMMODATION SURPLUS TO OPERATIONAL REQUIREMENTS – 453 MAIN STREET,  
COATBRIDGE**

6. With reference to paragraph 7 of the Minute of the meeting of the Corporate Services Committee held on 9 February 2017, when that Committee considered the report dated 16 January 2017 by the Assistant Chief Executive (Infrastructure) and agreed (1) that the property at 453 Main Street, Coatbridge be declared surplus to operational requirements, and (2) to refer that report to the Sub-Committee for consideration, there was submitted said report.

**Decided:** that the property at 453 Main Street, Coatbridge be declared surplus to operational requirements.

**REMIT FROM THE EDUCATION COMMITTEE HELD ON 7 FEBRUARY 2017 - ACCESS ROAD  
SURPLUS TO REQUIREMENTS AT THE FORMER COLTNESS COMMUNITY CENTRE, COLTNESS  
ROAD, WISHAW**

7. With reference to paragraph 8 of the Minute of the meeting of the Education Committee held on 7 February 2017, when that Committee considered a report dated 16 January 2017 by the Head of Resource Solutions and agreed (1) that the access road at the former Coltness Community Centre, Coltness Road, Wishaw 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 access road at the former Coltness Community Centre, Coltness Road, Wishaw be declared surplus to requirements.

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

**PROPOSED AMENDMENTS TO THE SERVICE LEVEL AGREEMENT – NORTH LANARKSHIRE  
COUNCIL AND NORTH LANARKSHIRE PROPERTIES**

8. There was submitted a report dated 23 February 2016 by the Assistant Chief Executive (Infrastructure) (1) seeking approval for the variation of the Service Level Agreement (SLA) between the Council and North Lanarkshire Properties LLP; (2) detailing the background relative thereto, and (3) indicating that North Lanarkshire Properties had requested that the agreement be formally amended to include (a) the extension of mobile janitorial and cleaning service for the general portfolio, and (b) permission to utilise the service of the Council's Corporate Communications Team to access the necessary services North Lanarkshire Properties requires to build a website and also to develop its marketing strategy.

**Decided:** that the variation of the Service Level Agreement between the Council and North Lanarkshire Properties LLP be approved.

**THE M8 (BAILLIESTON TO NEWHOUSE) SPECIAL ROAD SCHEME CPO 2011**

9. There was submitted a report dated 23 February 2017 by the Assistant Chief Executive (Infrastructure) (1) advising of the Council's compensation claim submitted to Scottish Ministers for land acquired by a Compulsory Purchase Order (CPO) in connection with the ongoing upgrade of the A8 between Baillieston and Newhouse; (2) detailing the background relative thereto, and (3) indicating that the land acquired was a mix of road solum, road verge, amenity land, development land and formal recreational ground, as contained within the Appendix to the report.

**Decided:**

- (1) that the compensation sums for the various plots of land acquired by Scottish Ministers be approved, and
- (2) that all other terms and conditions be adjusted by the Assistant Chief Executive (Infrastructure).

**MAIN STREET/LAUCHOPE STREET, CHAPELHALL**

10. There was submitted a report dated 23 February 2016 by the Assistant Chief Executive (Infrastructure) (1) seeking approval to progress the acquisition of land at the junction of Main Street and Lauchope Street, Chapelhall, extending to 244 square metres, or thereby, as detailed within the plan appended to the report, to facilitate a proposed junction improvement, impacting upon commercial and residential properties owned by Mr and Mrs Speirs; (2) detailing the background relative thereto, and (3) indicating (a) that following negotiations with Mr and Mrs Speirs, a figure of £81,000 had been previously agreed for the land being acquired, together with the temporary rights of neighbouring land; (b) that the Council would also be responsible for the seller's legal and surveys fees, and (c) that, as a result of the proposed works, the Council will be responsible for providing replacement boundary walls of an appropriate specification.

**Decided:**

- (1) that the acquisition of land at the junction of Main Street and Lauchope Street, Chapelhall, as detailed within the report be approved, and
- (2) that all other terms of conditions to be adjusted by the Assistant Chief Executive (Infrastructure).

**LAND AT MILLER STREET, HARTHILL – PROPOSED ACQUISITION FOR PARK AND RIDE FACILITY**

11. There was submitted a report dated 23 February 2017 by the Assistant Chief Executive (Infrastructure) (1) seeking homologation for action taken, following consultation with the Convener, for the Council to purchase an area of land at Miller Street, Harthill for the purpose of extending the park and ride facility; (2) detailing the background relative thereto, and (3) setting out a description of the land together with the terms of the sale.

**Decided:** that the action taken, by the Assistant Chief Executive (Infrastructure), following consultation with the Convener, in purchasing an area of land at Miller Street, Harthill for the purposes of extending the park and ride facility be homologated.

#### **LEASES**

##### **(1) NEW SUBSTATION LEASE, BLAIRLINN ROAD, BLAIRLINN INDUSTRIAL ESTATE, CUMBERNAULD**

12. There was submitted a report dated 23 February 2017 by the Assistant Chief Executive (Infrastructure) (1) seeking approval for a new 60 year lease at Blairlinn Road, Blairlinn Industrial Estate, Cumbernauld to SP Distribution Plc for an electrical sub-station and associated servitude right of access to the sub-station; (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 to renew the lease for the premises on the terms detailed within the report.

**Decided:**

- (1) that it be agreed to grant a new 60 year lease to SP Distribution Plc, or its nominees, for a sub-station and associated servitude right of access for pedestrian and vehicular right of access on land at Blairlinn Road, Cumbernauld, and
- (2) that all other terms and conditions to be adjusted by the Assistant Chief Executive (Infrastructure).

##### **(2) NEW SUB - STATION LEASE – LAND AT RAITH INTERCHANGE (M74 JUNCTION 5) MOTHERWELL**

13. There was submitted a report dated 19 February 2017 by the Assistant Chief Executive (Infrastructure) (1) seeking homologation for action taken, following consultation with the Convener, to grant a lease within Strathclyde Country Park, Motherwell to SP Distribution Plc for an electrical sub-station and associated servitude right of access to the sub-station; (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 agreement had been reached with SP Distribution Plc to grant the lease for the premises on the terms details within the report.

**Decided:** that the action taken, following consultation with the Convener, to grant a lease within Strathclyde Country Park, Motherwell to SP Distribution Plc, or its nominees for an electrical sub-station and associated servitude right of access to the sub-station, be homologated.

##### **(3) NEW SUB - STATION LEASE – LAND AT REAR OF 273 BONKLE ROAD, BONKLE, NEWMAINS**

14. There was submitted a report dated 23 February 2017 by the Assistant Chief Executive (Infrastructure) (1) seeking approval for a new 99 year lease for land at the rear of 273 Bonkle Road, Bonkle, Newmains to SP Distribution Plc for an electrical sub-station and associated servitude right of access to the sub-station; (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 to renew the lease for the premises on the terms detailed within the report.

**Decided:**

- (1) that it be agreed to grant a new 99 year lease for land at the rear of 273 Bonkle Road, Bonkle, Newmains to SP Distribution Plc, or its nominees, for an electrical sub-station and associated servitude right of access to the sub-station, and
- (2) that all other terms and conditions be adjusted by the Assistant Chief Executive (Infrastructure).

**PROPOSED LEASE RENEWAL, TELECOMMUNICATIONS BASE STATION AT FLEMING HOUSE, CUMBERNAULD**

15. There was submitted a report dated 23 February 2017 by the Assistant Chief Executive (Infrastructure) (1) seeking approval for the renewal of the existing lease to CornerStone Telecommunications Infrastructure Limited in respect of a telecommunications base station at Fleming House, Cumbernauld; (2) detailing the background relative thereto; (3) outlining a description of the area concerned, as detailed in the plan appended to the report, and (4) advising that agreement had been reached with CornerStone Telecommunications Infrastructure Limited to grant a new 20 year lease for the station on the terms detailed within the report.

**Decided:**

- (1) that it be agreed to grant a new 20 year lease to CornerStone Telecommunications Infrastructure Limited, or its nominees, in respect of a Telecommunications base station at Fleming House, Cumbernauld, and
- (2) that all other terms and conditions to be adjusted by the Assistant Chief Executive (Infrastructure).

**LEASE RENEWAL – KILSYTH DAY CENTRE, 8 BURNGREEN, KILSYTH**

16. There was submitted a report dated 7 February 2017 by the Assistant Chief Executive (Infrastructure) (1) seeking homologation for action taken, following consultation with the Convener, in authorising the renewal of the existing lease held by Kilsyth Old Peoples Welfare Committee, in respect of Kilsyth Day Centre, 8 Burngreen, Kilsyth for a period of 10 years; (2) detailing the background relative thereto; (3) outlining a description of the property, as detailed in the plan appended to the report, and (4) advising that agreement had been reached with Kilsyth Old Peoples Welfare Committee to grant a new 10 year lease for the property on the terms detailed within the report.

**Decided:** that the action, by the Assistant Chief Executive (Infrastructure), following consultation with the Convener, in authorising the renewal of the existing lease held by Kilsyth Old Peoples Welfare Committee, in respect of Kilsyth Day Centre, 8 Burngreen, Kilsyth for a period of 10 years, be homologated.

**HOUSING NEW BUILD PROGRAMME**

**(1) RE-ALLOCATION OF LAND AT CAIRNHILL ROAD, AIRDRIE**

17. There was submitted a report dated 23 February 2017 by the Assistant Chief Executive (Infrastructure) (1) seeking approval for the reallocation of land at the site of the former Alexandra Primary School, Cairnhill Road, Airdrie held by Education Skills and Lifelong Learning (a) to
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Enterprise and Housing Resources for inclusion in the Council's New Build Programme, and (b) to Infrastructure (Environmental Assets) for a park and ride facility; (2) detailing the background relative thereto, and (3) setting out a description of the land, as detailed within the plan appended to the report, together with current proposals.

**Decided:** that the reallocation of the site at the former Alexandra Primary School, Cairnhill Road, Airdrie, extending to 0.705 hectares, as detailed within the report be approved at a transfer value of £101,885 for area one.

## **(2) RE-ALLOCATION OF LAND AT BLAIR ROAD / CORSEWALL STREET, COATBRIDGE**

18. There was submitted a report dated 23 February 2017 by the Assistant Chief Executive (Infrastructure) (1) seeking approval for the reallocation of the land on the site of the former St Ambrose High School at Blair Road/Corsewall Street, Coatbridge held by Education Skills and Lifelong Learning to Enterprise and Housing Resources for inclusion in the Council's New Build Programme; (2) detailing the background relative thereto, and (3) setting out a description of the land, as detailed in the plan appended to the report, together with current proposals.

**Decided:** that the reallocation of the site of the former St Ambrose High School, Corsewall Street, Coatbridge be approved at a transfer value £367,520.

## **SALE OF LAND AT BLAIR ROAD, COATBRIDGE**

19. There was submitted a report dated 23 February 2017 by the Assistant Chief Executive (Infrastructure) (1) seeking consent for the disposal of an area of land at Blair Road, Coatbridge, extended to 550 square metres, or thereby, to Network Rail Plc; (2) detailing the background relative thereto; (3) setting out a description of the land, as detailed in the plan appended to the report, and (4) indicating (a) that a figure of £8,000 had been provisionally agreed for the disposal of the land and for the necessary servitude rights, and (b) that Network Rail Plc would be responsible for the payment for the Council's legal fees and expenses in relation to the transaction.

**Decided:**

- (1) that it had been agreed to dispose of an area of land at Blair Road, Coatbridge, extending to 550 square metres, to Network Rail Plc, or its nominees, on the terms detailed within the report, and
- (2) that all other terms and conditions to be adjusted by the Assistant Chief Executive (Infrastructure).

**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**

20. With reference to paragraph 16 of the Minute of the meeting of this Sub-Committee held on 17 November 2016, when an update on the Empty Home Purchase Scheme was noted, there was submitted a report dated 31 January 2017 by the Assistant Chief Executive (Infrastructure) (1) seeking homologation for action taken, following consultation with the Convener to progress the acquisition of a further 7 properties funded by the Empty Home Purchase Scheme, and (2) providing details thereon.

**Decided:** that the action taken by the Assistant Chief Executive (Infrastructure), following consultation with the Convener, to progress the acquisition of a further 7 properties funded by the Empty Home Purchase Scheme, be homologated.

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

**ORBISTON STREET, MOTHERWELL PROPOSED SALE**

21. This item of business had been withdrawn.

**Decided:** that it be noted that this item of business had been withdrawn.

Post Meeting Note: in relation to the foregoing item of business, this item was considered by the Policy and Resources Committee at its meeting held on 16 March 2017.

**Councillors Graham and Kelly having declared an interest in the following item of business by reason of being Members of Business Gateway, took no part in the consideration thereof.**

**Councillor Graham vacated the Chair.**

**Councillor McVey assumed the Chair.**

**BUSINESS GATEWAY SERVICES LANARKSHIRE – CONTRACT AWARD 2017**

22. There was submitted a report dated 2 March 2017 by the Head of Enterprise and Place (1) seeking homologation for the action taken, following consultation with the Convener, in taking the decision to appoint a company in relation to the award of contracts, following an OJEU tendering process, for the delivery of Business Gateway Service post 1 October 2016, and (2) providing details thereon.

**Decided:** that the action taken by the Head of Enterprise and Place, following consultation with the Convener and the Chief Executive, to appoint a company in relation to the award of contracts for the delivery of Business Gateway Services post 1 October 2016, be homologated.