

# North Lanarkshire Council Report

## Finance and Resources Committee

approval  noting

**Ref** IM/DT/NLP/WARDS  
11,17 and 19

**Date** 27/11/19

## North Lanarkshire Properties LLP – Consent for Sale of various properties

**From** James McKinstry, Head of Asset and Procurement Solutions

**Email** [martini@northlan.gov.uk](mailto:martini@northlan.gov.uk)

**Telephone** Ian Martin  
Tel: 01236 632667

### Executive Summary

The purpose of this report is to seek council consent for the sale of North Lanarkshire Properties LLP's interests in various properties.

### Recommendations

It is recommended that Committee grants consent, required under the terms of the Limited Liability Partnership Agreement, to North Lanarkshire Properties LLP to dispose of the properties detailed at Section 2.1 within this report.

### The Plan for North Lanarkshire

Priority Improve economic opportunities and outcomes

Ambition statement (3) Maximise the use of our marketable land and assets through improved development in business and industrial infrastructure

## **1. Background**

- 1.1 The Limited Liability Partnership Agreement among NL Property Investments Limited, North Lanarkshire Council and North Lanarkshire Properties LLP (NLP) sets out the basis on which NLP is to be organised and the rights and obligations of NLP, NL Property Investments Limited and the council. Clause 14.1.17 provides that NLP is not permitted to sell, transfer or otherwise dispose of any asset with a value in excess of £50,000 without the prior written consent of the council.
- 1.2 NLP's Management Committee has considered on the 5<sup>th</sup> of September 2019 a report regarding the potential sale of the assets detailed below.

---

## **2. Report**

- 2.1 NLP has been developing an investment strategy and as part of this a number of assets, including the properties detailed below have been identified as being suitable for sale. The sale of the assets could provide scope for NLP to make additional payments towards their loan with Barclays Bank thereby reducing future borrowing and interest payments or alternatively provide funding to invest in their portfolio.

Office space at 18 to 20 Windmillhill Street, Motherwell;  
Office space at 110 to 114 Windmillhill Street Motherwell;  
Industrial space 13 to 23 Hagmill Road (including vacant site at 25-29 Hagmill Road), Shawhead Ind. Est., Coatbridge; and  
Office space Motherwell Town Hall Business Centre, Motherwell;

- 2.2 The properties are detailed on the plans attached at Appendix 1.
- 2.3 NLP now wish to progress negotiations with their potential purchasers and move the proposed sales forward.
- 2.3 The sale of these properties now requires the council's consent to proceed under the terms of the Limited Liability Partnership Agreement. Barclays consent will also be required prior to the sales.

---

## **3. Equality and Diversity**

- 3.1 Fairer Scotland Duty

There is no requirement to carry out an assessment in this regard.

- 3.2 Equality Impact Assessment

There is no requirement to carry out an assessment in this regard.

---

## **4. Implications**

- 4.1 Financial Impact

There should be no direct financial impact for the council as a result of this report.

The council is the potential purchaser for the property's located at Windmillhill Street detailed above. In the event of terms being agreed with NLP the asset acquisition will

be the subject of a further committee report if the price agreed breaches the delegation threshold.

4.2 HR/Policy/Legislative Impact

There are no specific impacts

4.3 Environmental Impact

There are no specific impacts arising out of this proposal.

4.4 Risk Impact

There are no specific risks associated with this report.

---

**5. Measures of success**

- 5.1 The sale of the properties will support North Lanarkshire Properties LLP's investment strategy and sale of this property will generate a capital receipt.

---

**6. Supporting documents**

Appendix 1 Location Plans

A handwritten signature in black ink that reads "James McKinstry". The signature is written in a cursive style with a long horizontal stroke at the end.

**James McKinstry**  
**Head of Asset and Procurement Solutions**

## **Appendix 1 Location Plans**

## LOCATION PLAN - For Information Only

Title: 18–20 & 110–114 Windmillhill Street Scale 1:NTS



Town: Motherwell

Date: 21/10/19

### ENTERPRISE & COMMUNITIES



### CARTOGRAPHIC & MAPPING SERVICES

Reproduced from or based upon Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright Reserved. Unauthorised reproduction intringes Crown Copyright and may lead to prosecution or civil proceedings. O.S. Licence Number LA 100023398

Head of Asset & Procurement Solutions  
North Lanarkshire Council  
Fleming House  
2 Tryst Road, Cumbernauld  
G67 1JW

## LOCATION PLAN - For Information Only

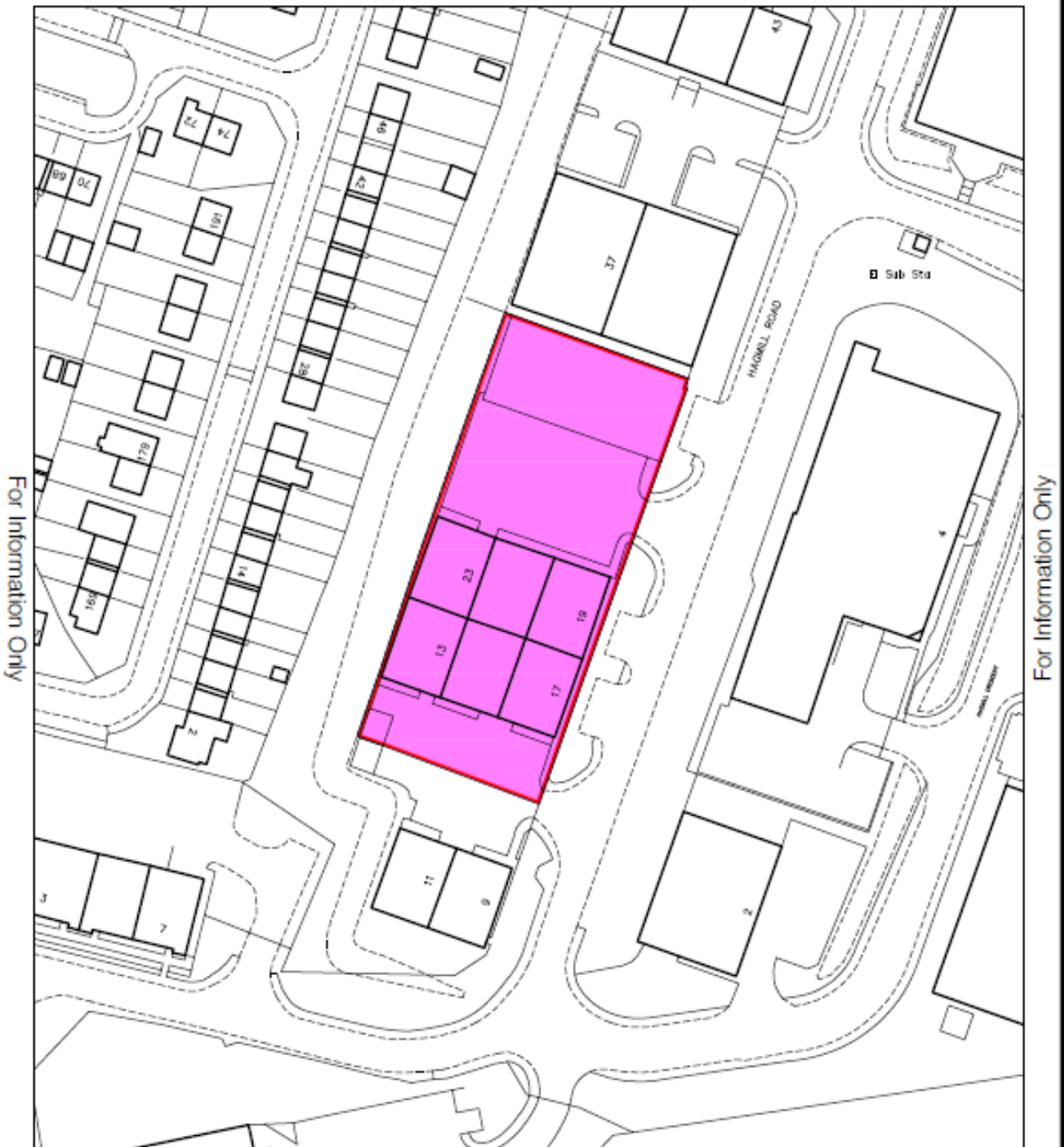
Title: 13-23 Hagmill Rd, Shawhead Ind Est. Scale 1:NTS



Town: Coatbridge

Date: 21/10/19

### ENTERPRISE & COMMUNITIES



For Information Only

For Information Only

### CARTOGRAPHIC & MAPPING SERVICES

Reproduced from or based upon Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright Reserved. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. O.S. Licence Number LA 100023398

Head of Asset & Procurement Solutions  
North Lanarkshire Council  
Fleming House  
2 Tryst Road, Cumbernauld  
G87 1JW

# LOCATION PLAN - For Information Only

Title: Town Hall Business Centre

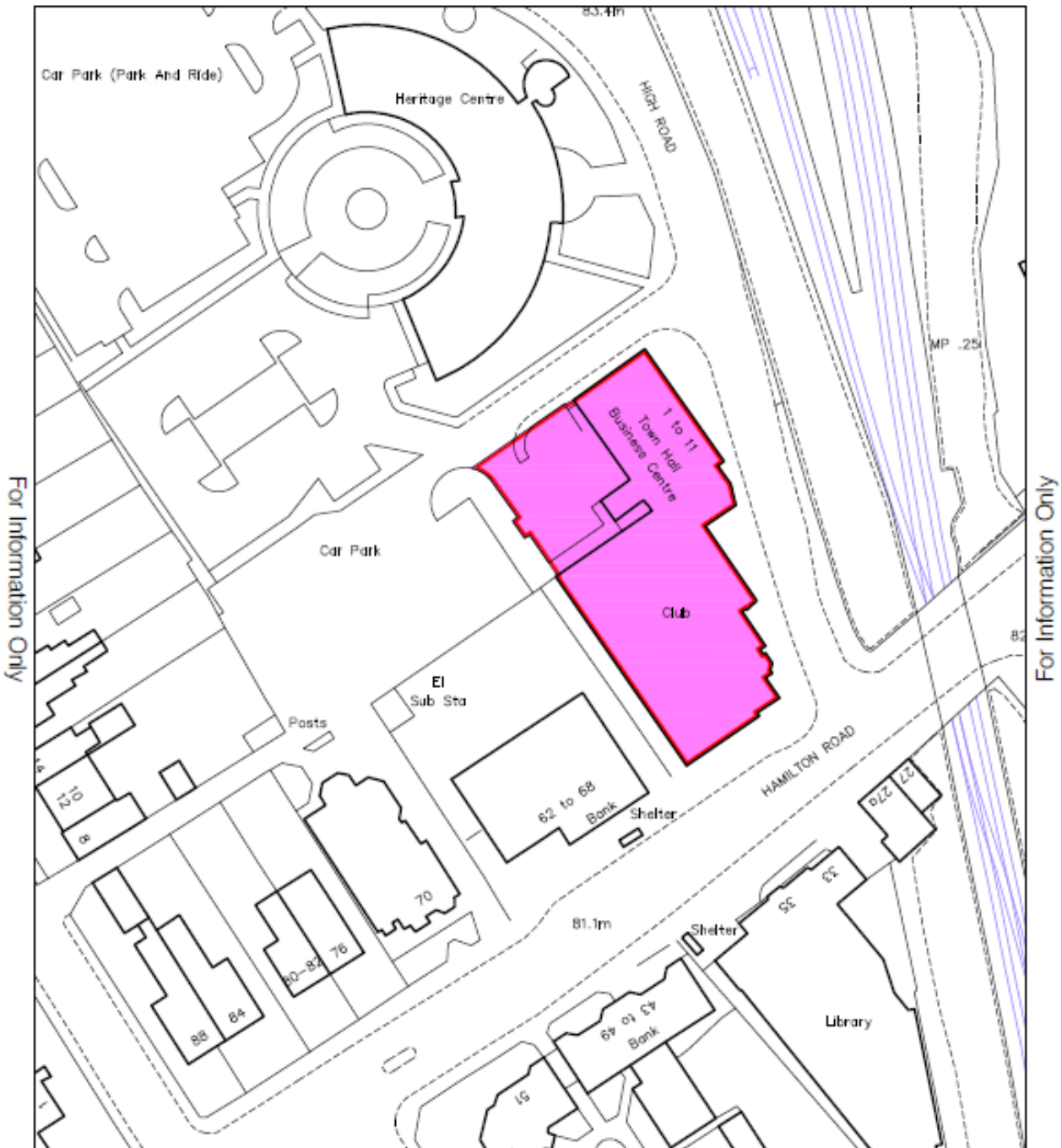
Scale 1:NTS



Town: Motherwell

Date: 21/10/19

## ENTERPRISE & COMMUNITIES



## CARTOGRAPHIC & MAPPING SERVICES

Reproduced from or based upon Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright Reserved. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. O.S. Licence Number LA 100023398

Head of Asset & Procurement Solutions  
 North Lanarkshire Council  
 Fleming House  
 2 Tryst Road, Cumbernauld  
 G67 1JW