

# North Lanarkshire Council Report

## Finance and Resources Committee

approval  noting

Ref SD/IM

Date 12/03/2020

## Motherwell Old Town Hall

**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

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### Executive Summary

This report concerns the purchase of Motherwell Old Town Hall from North Lanarkshire Properties LLP (NLP) to create 20 flats as part of the new supply programme.

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### Recommendations

It is recommended that the Committee:

1. Approves the proposal to purchase the property detailed within this report; and
2. All other terms and conditions to be adjusted by the Head Asset and Procurement Solutions.

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### The Plan for North Lanarkshire

Priority Improve economic opportunities and outcomes

Ambition statement (1) Ensure a housing mix that supports social inclusion and economic growth

#### 1. Background

1.1 The regeneration of North Lanarkshire's town centres and their redevelopment as modern high quality, mixed use spaces with a much stronger focus on residential provision, is one of the key objectives of North Lanarkshire's Economic Regeneration Delivery Plan.

1.2 NLP have operated part of the subject property as a business centre (with the main entrance and atrium of the building lying vacant) for a number of years. However, in line with the council's Economic Regeneration Delivery Plan and Town Centre Visions, Planning & Regeneration Services wish to convert the property to multiple dwelling flats using grant money from the Scottish Government's Town Centre Fund (TCF).

- 1.3 The property is included on the Strategic Housing Investment Plan (SHIP), acquisition will be subject to obtaining relevant consents for conversion and securing additional grant funding from the Scottish Government (SG).
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## **2. Report**

- 2.1.1 The subjects are located on Hamilton Road, Motherwell and comprise a sizeable two storey traditional Grade C Listed building with clock tower dating from c. 1886.
- 2.1.2 The project will create 20 new dwellings and safeguard the property's future which will make contribute to the regeneration of Motherwell town centre as well as helping to meet housing need and supporting the re-provisioning plans for the demolition of flats in the Coursington and Airbles Road areas.
- 2.1.3 Available TCF funding currently stands at £3.25M against potential projects of £6M. In the event that TCF is not available for this acquisition, Planning & Regeneration Services will use funding from its Ambition Capital for Town Centre Regeneration.
- 2.1.4 ERDP approval for the proposed acquisition was granted on 3<sup>rd</sup> February 2020.

### **2.2 Proposal**

The proposal is to demolish the vacant hall part of the building to create a courtyard area which will serve the 20 proposed dwelling flats. The development will boost the number of much needed units in the town.

- 2.3 A price of £700,000 has provisionally been agreed with NLP for the transfer of this property.
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## **3. Equality and Diversity**

### **3.1 Fairer Scotland**

The new build programme includes measures that will help reduce inequalities of outcome through certain design features including:

- Housing for Varying Needs to make homes as accessible as possible;
- Secure by Design to make homes and the surrounding environment as safe and secure as possible;
- Higher energy efficiency standards to help reduce the incidence of Fuel Poverty;
- Facilitating improved access to high speed internet capabilities including installation of 'fibre to the property'.

### **3.2 Equality Impact Assessment**

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

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## **4. Implications**

### **4.1 Financial Impact**

The acquisitions will be funded from the Scottish Government's Town Centre Fund. The Council has received £3.25m to be spent during 2019/20.

Failure to utilise the funds within the externally set timescales would result in uncommitted funds being returned to the Scottish Government

### **4.2 HR/Policy/Legislative Impact**

Legal Services will provide advice and assistance with drawing up the appropriate legal documents for this transaction.

### **4.3 Environmental Impact**

The environmental impact of this development will be addressed through the statutory consent process.

### **4.4 Risk Impact**

4.4.1 The project could be at risk should the necessary consents and/or additional grant funding from the Scottish Government not be forthcoming.

4.4.2 The due diligence which will be conducted will mitigate or minimise potential risk to the council.

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## **5. Measures of success**

5.1 The measure of success will be the redevelopment of a prominent town centre building, safeguarding the building's future and the delivery of 20 new homes for rent to address housing need in a town centre location.

- Delivery of projects within budget
- Quality of housing delivered
- Contribution to Town Centre regeneration.

5.1 The proposal will safeguard the property's future, improve its appearance and condition, create town centre housing and generate housing rental income.

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## **6. Supporting Documents**

6.1 Appendix 1 - Location Plan



**JAMES MCKINSTRY**  
Head of Asset and Procurement Solutions

Appendix 1

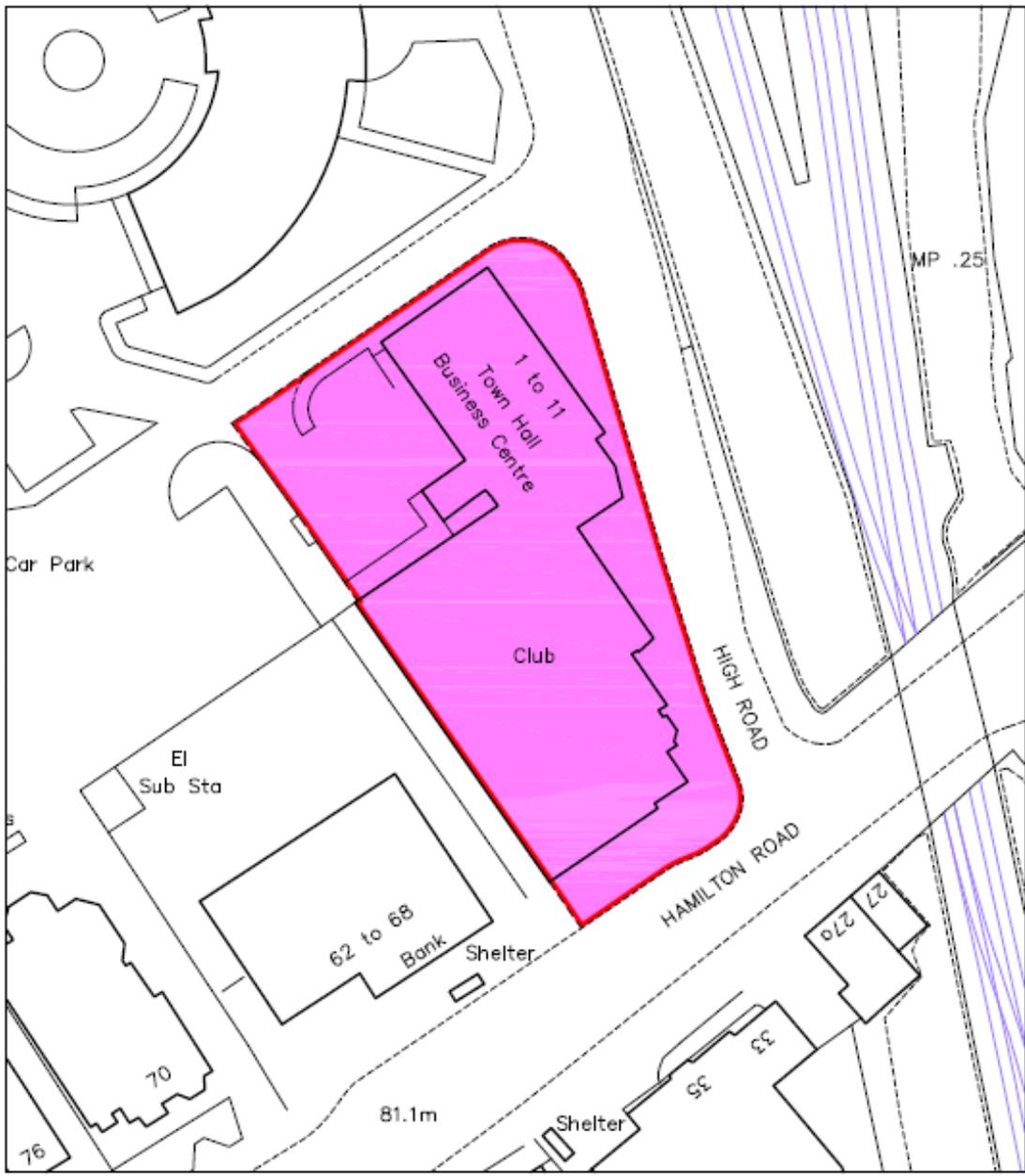
**LOCATION PLAN - For Information Only**

Title: Motherwell Town Hall      Scale 1:NTS

Town: Motherwell      Date: 21/01/20



**ENTERPRISE & COMMUNITIES**



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