

# Report

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Report to:	<b>Estates Committee</b>
Date of Meeting:	<b>7 March 2006</b>
Report by:	<b>Executive Director (Enterprise Resources)</b>

Subject:	<b>Whitehill Area 3 Regeneration – Disposal of Land to Cruden Estates Limited</b>
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## 1 Purpose of Report

1.1 The purpose of the report is to:-

- ♦ seek approval to transfer ownership of the site, outlined on the attached plan, to Cruden Estates Limited, for the provision of new housing as part of the housing regeneration proposals for the Whitehill neighbourhood management area and instruct the Head of Legal Services to conclude conditional missives.

## 2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) that ownership of the site, outlined on the attached plan, be transferred to Cruden Estates Limited, the Council's appointed development partner for the provision of new housing for sale.
- (2) that the Executive Director in conjunction with the Head of Legal Services, be authorised to conclude all other matters pertaining to the disposal of land and to enter into the necessary legal agreements to complete the conveyancing of the identified site to Cruden Estates Limited.

## 3 Background

3.1 The site, referred to as Area 3, is one of four included in a master plan for the regeneration of the Whitehill area. The Council issued a development brief for the four sites to interested companies, to be developed for a mix of social and private housing under the Council's New Housing Partnership Initiative. In June 2003 Housing and Technical Resources Committee approved the appointment of Cruden Estates Limited and Campbell Construction Limited to redevelop the area within the terms of a partnership agreement.

3.2 Area 3 extends to 2.3 hectares or thereby and lies adjacent to the Hamilton/Glasgow Circle railway line. Formerly used as railway sidings and as a site for industrial chemical works, ground investigations revealed high levels of contamination which rendered the site difficult to develop. The site is the residual of a larger area which was partly decontaminated and developed for residential use in 1999 under the Council's NHP initiative. By incorporating this remaining area into the Whitehill Regeneration project the decontamination necessary can be funded by the income

from house sales generated by development of Areas 1, 2 and 3 within the masterplan together with grant funding made available by the Council for site decontamination works.

- 3.3 Planning consent for the construction of 52 new homes was granted to Cruden Estates Limited in December 2005. An extensive programme of decontamination and remediation is programmed to start in February 2006, prior to the start of construction.
- 3.4 The Housing and Technical Resources Committee at its meeting on 24 August 2005 approved the transfer of the site to Cruden Estates Limited for the provision of new homes for sale as part of the housing regeneration proposals for the Whitehill Neighbourhood Management Area.

#### **4 Employee Implications**

- 4.1 There are no personnel implications in connection with this transaction.

#### **5 Financial Implications**

- 5.1 The Council will transfer the site to Cruden Estates Limited in accordance with the terms and conditions of a Development Agreement which provides the Council with a payment of £3,170 per house to be paid following the legal conclusion of the sale of every 25<sup>th</sup> house. On the basis of the Planning consents therefore the total receipt due to the Council amounts to (52 x £3,170) £164,840 payable in instalments of £79,250 on sale of house 25, £79,250 on sale of house 50 and final payment of £6,340 on sale of last house
- 5.2 It has been established that the additional abnormal costs of disposing of the contaminated material and remediation of the site amounts to £543,605 including all fees. The Council, through the Enterprise Resources capital programme budget for derelict and contaminated land, has provided a grant of £160,000 towards remediation and the remainder of the costs will be met from income from sales of phase 1, 2 and 3 of the Whitehill Regeneration project.
- 5.3 Each party will be responsible for the payment of their own fees and outlays in connection with the land transfer.

#### **6 Other Implications**

- 6.1 There are no other implications.

#### **7 Consultation**

- 7.1 Extensive community consultation has been undertaken by South Lanarkshire Council and the development partners on the housing, community and environmental proposals for the area. Consultation on detailed design proposals for the housing development will be through the Council's statutory planning procedures.

**Iain Urquhart**  
**Executive Director (Enterprise Resources)**

16 February 2006

**Link(s) to Council Objectives**

- Local Housing Strategy
- Creating Successful Communities
- Living in the Community
- Supporting out Communities
- Managing South Lanarkshire's Wealth of Resources

**Previous References**

- Housing and Technical Resources Committee - 24 August 2005

**List of Background Papers**

- None

**Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact:-

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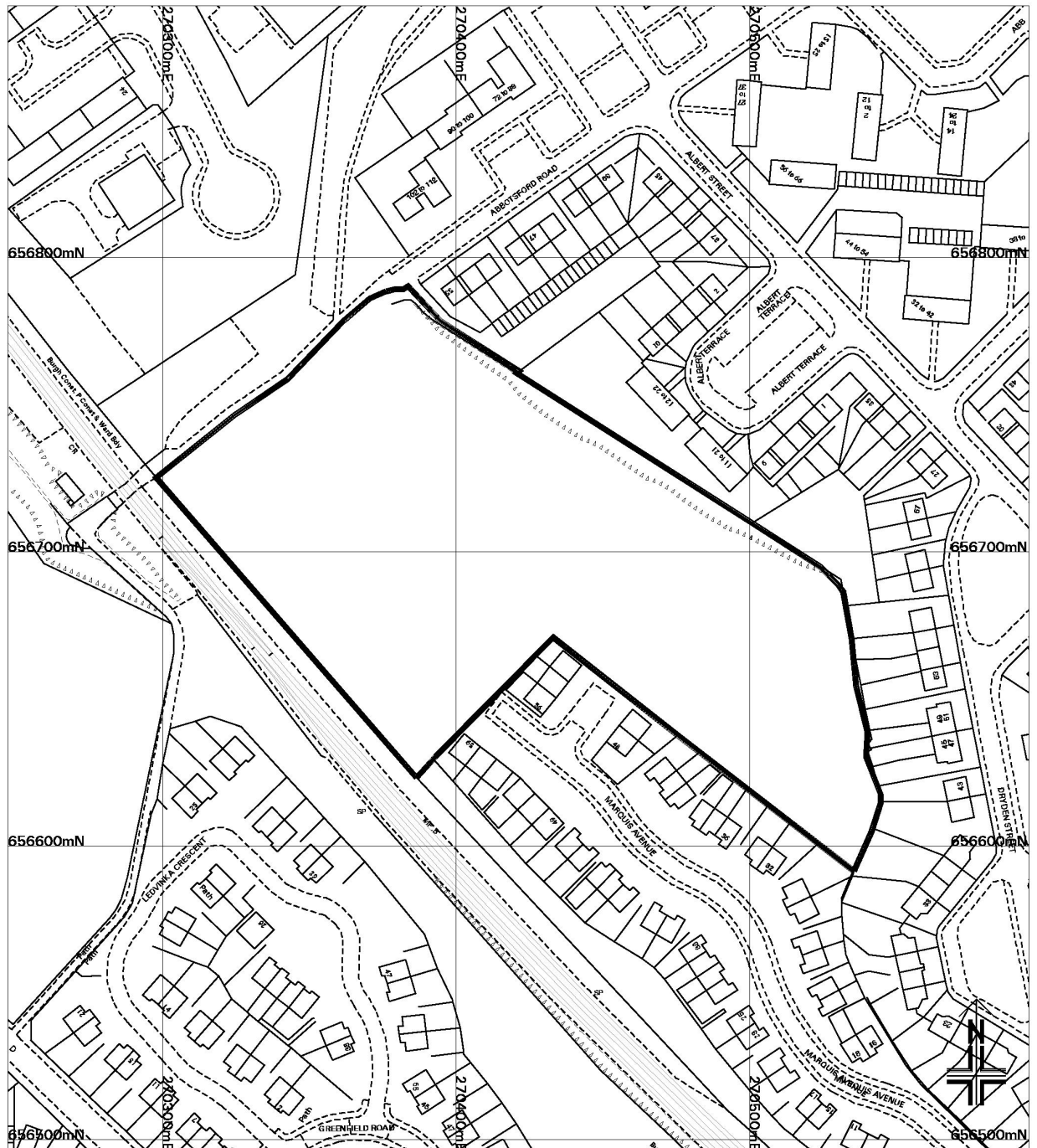
E-mail: [rachel.clayton@southlanarkshire.gov.uk](mailto:rachel.clayton@southlanarkshire.gov.uk)

# LOCATION PLAN - For Committee purposes only

SOUTH  
LANARKSHIRE  
COUNCIL

Abbotsford Road  
Hamilton

## ESTATES SERVICES



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