

# Report

Report to:	<b>Housing and Technical Resources Committee</b>
Date of Meeting:	<b>5 June 2019</b>
Report by:	<b>Executive Director (Housing and Technical Resources)</b>

Subject:	<b>Acquisition of Land at Drumgray Avenue, Moray View, Uddingston</b>
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## 1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval to acquire land at Drumgray Avenue, Moray View, Uddingston, extending to 0.477 hectares, or thereby, for the development of the Council's new build housing stock

## 2. Recommendation(s)

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

- (1) that the site at Drumgray Avenue, Moray View, Uddingston, extending to 0.477 hectares, or thereby, be acquired from BDW Trading Limited for the sum of £408,400, exclusive of VAT, to accommodate the proposed development of the Council's new build housing stock; and
- (2) that the Executive Director (Housing and Technical Resources), in conjunction with the Head of Administration and Legal Services, be authorised to conclude all other matters pertaining to the acquisition of the land and to enter into the necessary legal agreements on terms which are in the best interests of the Council.

## 3. Background

- 3.1. The site of the former gas works and depot at Moray View, Uddingston received planning consent from the Council for residential development in 2008. As a condition of the consent the former owners of the site, Birch Estates Limited, entered into an agreement with the Council under Section 75 of the Town and Country Planning (Scotland) Act 1997 in respect of reserving two plots within the development for affordable housing, extending to 0.477 hectares (1.178 acres) as shown on the attached indicative plan.
- 3.2. Within the agreement the Council had an option to purchase the plots to develop social housing at a price of £400,000 subject to indexation from 2008. The Council could also nominate another Registered Social Landlord under the agreement to acquire the land to develop social housing. In the event that neither of these options are exercised the agreement allows for the site to be developed by the land owner for private housing on payment of a commuted sum to the Council to be determined by an independent valuation.
- 3.3. The site at Moray View was acquired from Birch Estates in 2013 by BDW Trading Limited (Barratt Homes) and they have now developed the remainder of the land for private housing with the affordable housing plots remaining undeveloped.

- 3.4. Provisional negotiations have been concluded with BDW Trading Limited for the Council to purchase the plots of land for the sum of £408,400. BDW Trading Limited have constructed the access roads and footpaths to adoptable standard and services are available within close proximity of the plots.

#### **4. Proposal**

- 4.1. It is therefore proposed to acquire the plots of land at Drumgray Avenue, Uddingston, extending to 0.477 hectares (1.178 acres) or thereby, as shown on the attached indicative plan, from BDW Trading Limited, subject to the following principal conditions:-

- ◆ the purchase price to be the sum of £408,400 exclusive of VAT
- ◆ on completion of the acquisition the aforementioned Section 75 agreement will be discharged
- ◆ a maximum of 21 residential units to be developed on site
- ◆ the Council to be fully satisfied as to the ground conditions and services to the site
- ◆ each party will be responsible for their own legal fees

#### **5. Employee Implications**

- 5.1. There are no employee implications.

#### **6. Financial Implications**

- 6.1. This site and the associated new homes had been under consideration for inclusion in the Council's new housing programme and, based on initial feasibility studies carried out, it is proposed now to incorporate this site within the programme.
- 6.2. Acquisition of the plots will be funded from the Housing Revenue Account Capital Programme approved by Council on 20 February 2019.

#### **7. Other Implications**

- 7.1. If the proposal did not proceed there would be implications on the delivery of additional social housing units within the Council's new build programme.
- 7.2. There are no implications for sustainability in terms of the information contained within the report.

#### **8. Equality Impact Assessment and Consultation Arrangements**

- 8.1. All necessary consultations with Housing, Planning, Roads and Legal Services have taken place and they are supportive of the proposal.
- 8.2. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.

**Daniel Lowe**

**Executive Director (Housing and Technical Resources)**

16 April 2019

**Link(s) to Council Values/Ambitions/Objectives**

- ◆ Improve the availability, quality and access of housing
- ◆ Accountable, effective, efficient and transparent
- ◆ Achieve results through leadership, good governance and organisational effectiveness

**Previous References**

- ◆ None

**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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**LOCATION PLAN - For Committee Purposes Only**  
**Ground at Drumgray Avenue**  
**Uddingston**



**PROPERTY SERVICES**



Contents outlined in Black 4770 square metres or thereby.