

# Report

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| Report to:       | <b>Estates Committee</b>                         |
| Date of Meeting: | <b>18 October 2005</b>                           |
| Report by:       | <b>Executive Director (Enterprise Resources)</b> |

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| Subject: | <b>West Whitlawburn Area Regeneration – Disposal of Land to West Whitlawburn Housing Co-operative</b> |
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## 1 Purpose of Report

1.1 The purpose of the report is to:-

- ♦ note the action taken in terms of Standing Order No 36(c) to dispose of the site, outlined on the attached plan, to West Whitlawburn Housing Co-operative to develop for social housing in partnership with Communities Scotland and instruct the Head of Legal Services to conclude conditional missives in respect of the disposal of the site in question.

## 2 Recommendation(s)

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

- (1) that the site outlined on the attached plan be sold to West Whitlawburn Housing Co-operative for redevelopment to provide new affordable homes for rent as part of a housing regeneration strategy for West Whitlawburn.
- (2) that the Executive Director (Enterprise Resources), in conjunction with the Head of Legal Services, be authorised to conclude all other matters pertaining to the disposal of land and to enter in to the necessary legal agreements and to complete conveyance of the identified site to West Whitlawburn Housing Co-operative.
- (3) that in view of the requirement to progress this matter as soon as possible, and in terms of Standing Order No 36(c), the action taken by the Executive Director (Enterprise Resources) in consultation with the Chair and ex-officio member be noted.

## 3 Background

- 3.1 The Council has been working in partnership with Communities Scotland and West Whitlawburn Housing Co-operative to develop proposals aimed at addressing an oversupply of flats and the severe shortage of low rise housing in the Whitlawburn area of Cambuslang.
- 3.2 Since February 2005, the steering group, comprising West Whitlawburn Housing Co-operative and Communities Scotland along with representatives from the Council's Housing & Technical Resources, Enterprise and Community Resources, have been examining a range of redevelopment options making the best use of all land available to address the identified housing need in the area.

- 3.3 The site is held in the Housing Revenue account and is currently vacant land. Combining this land with the adjacent land owned by West Whitlawburn Housing Co-operative creates a development site on a scale that will make a significant contribution to the long term sustainability of the area by improving the balance between the mix of low rise and flatted housing in the area.
- 3.4 The redevelopment of the whole area provides an opportunity to consider options for the re-provisioning of West Whitlawburn Housing Co-operative's offices to a new purpose built facility in a central location which will be more accessible to the wider Whitlawburn community and self sustaining in terms of ongoing revenue costs. The proposal to develop the larger site also creates an opportunity to replace the Bonus Ball Community facility with new purpose built community facilities more centrally located to meet the needs of the wider Whitlawburn Community.
- 3.5 It is estimated that the combined land provides a development opportunity for up to 120 new low rise homes for rent which would make a substantial contribution towards improving the mix of rented housing across the Whitlawburn area.
- 3.6 The Housing Committee at its meeting on 24 August 2005 declared the site surplus to operational requirements and approved the disposal to West Whitlawburn Housing Co-operative to provide new low rise housing for rent in accordance with the Council's housing regeneration strategy for West Whitlawburn.

#### **4 Employee Implications**

- 4.1 There are no employee implications.

#### **5 Financial Implications**

- 5.1 Communities Scotland has approved grant funding to West Whitlawburn Housing Co-operative to acquire the site from the Council at market value which will be determined by the District Valuer. On the basis of the District Valuer's previous valuation of this site, the receipt is expected to be in the region of £3,500,000. This figure may be subject to a reduction for abnormal costs which could be incurred due to adverse ground conditions on parts of the sites.
- 5.2 Both parties will be responsible for the payment of their own fees and outlays in connection with the aforementioned land transfer.

#### **6 Other Implications**

- 6.1 None.

#### **7 Consultation**

- 7.1 Extensive community consultation has been undertaken by West Whitlawburn Housing Co-operative on the housing and community facility proposals developed 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)**

30 September 2005

**Link(s) to Council Objectives**

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

**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:-

Rachel Clayton, Surveyor

Ext: 5158 (Tel: 01698 455158)

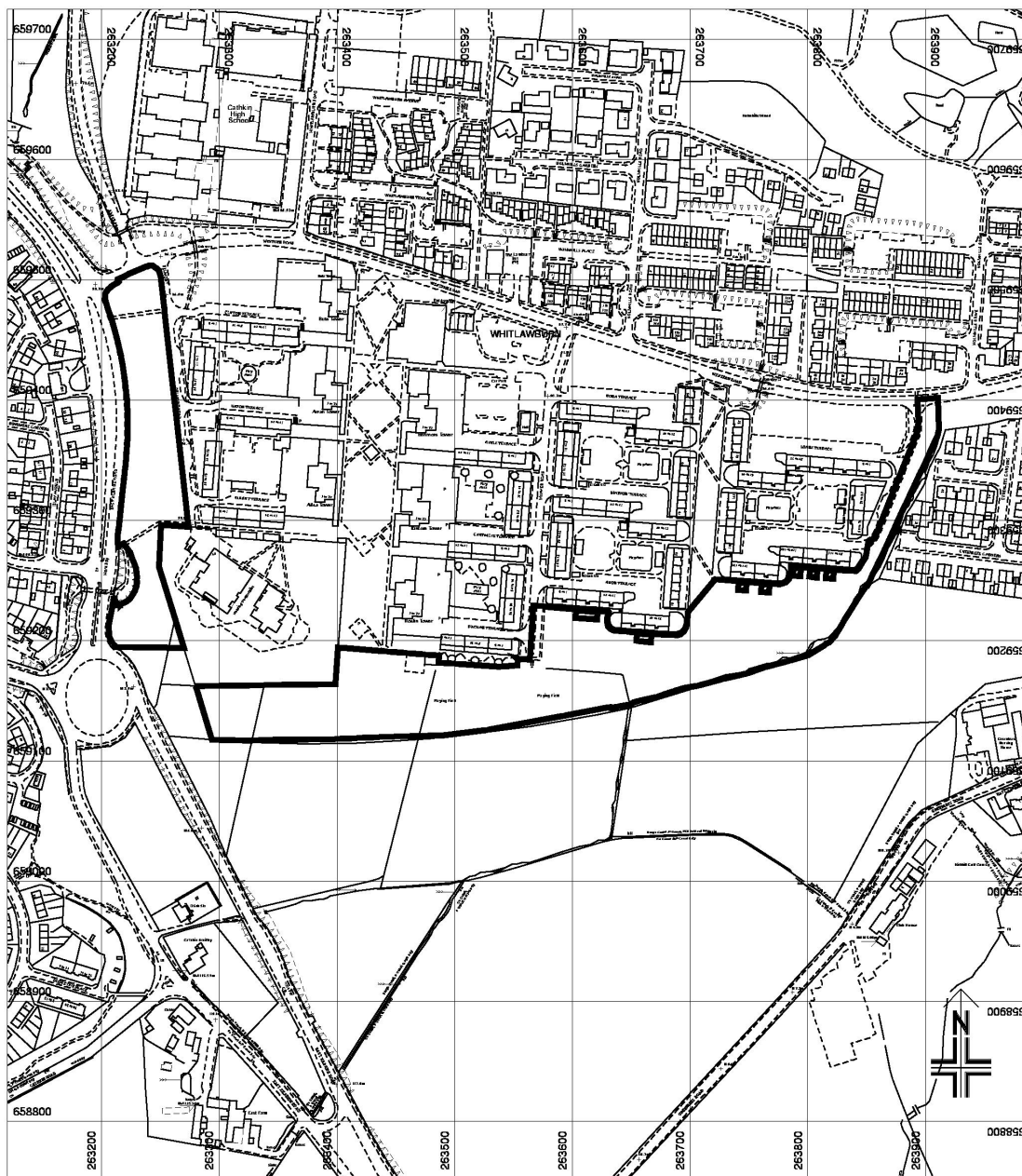
E-mail: [rachel.clayton@southlanarkshire.gov.uk](mailto:rachel.clayton@southlanarkshire.gov.uk)

## LOCATION PLAN - For Committee Purposes Only

Area to be disposed to West Whitlawburn  
Housing Co-operative



### ESTATES SERVICES



Contents within the boundaries coloured black 5.03 Hectares or thereby.

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