

Report

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Report to:	Housing and Technical Resources Committee
Date of Meeting:	7 March 2018
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Acquisition of Land at Westburn Road, Cambuslang
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval for the acquisition of land at Westburn Road, Cambuslang for the construction of a roundabout and road improvements

2. Recommendation(s)

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

- (1) that the land at Westburn Road, Cambuslang, extending to 0.71 hectares (1.75 acres), or thereby, as shown on the attached indicative plan, be acquired, from Patersons of Greenoakhill Ltd, for £137,500, exclusive of VAT, and in terms of the principal conditions contained in Section 4 of this report, subject to verification by the District Valuer
- (2) that the Executive Director (Housing and Technical Resources), in consultation with the Head of Administration and Legal Services, be authorised to conclude all other matters pertaining to the acquisition of the property and to enter into the necessary legal agreements on terms which are in the best interests of the Council.

3. Background

- 3.1. The Executive Committee on 26 August 2015 noted that approval had been given for the Strategic Business Cases for the Glasgow and Clyde Valley City Deal, which included supporting development of the four Community Growth Areas at Newton, Larkhall, Hamilton and East Kilbride.
- 3.2. The Executive Committee on 2 December 2015 approved the Newton Community Growth Area, Outline Business Case, which seeks to deliver improvements to social and physical infrastructure (i.e. capacity in education, community facilities and roads) to accommodate the increase in the number of residents and to prepare sites for development.
- 3.3. As part of these proposed infrastructure improvements for Newton the land at the junction of Westburn Drive and Westburn Road is required for the construction of a roundabout.
- 3.4. Property Services were instructed to negotiate the purchase of the land required and agreement has been provisionally reached to purchase the land extending to 0.71 hectares (1.75 acres), or thereby, for £137,500, exclusive of VAT, and which is with the District Valuer Services (DVS) for ratification. In addition, the Council will

have rights over the area hatched to be used for accommodation works during the course of the construction of the roundabout and associated works.

4. Proposal

4.1. It is proposed therefore to acquire the land, as shown on the attached indicative plan, subject to the following principal conditions:-

1. the purchase price to be £137,500, exclusive of VAT
2. the purchase will be subject to receiving Planning approval for the new roundabout
3. the Council will have rights over the area hatched to be used for accommodation works during the course of the construction of the roundabout and associated roads improvements
4. the Council will pay the reasonable fees of the landowner's solicitor and agent

5. Employee Implications

5.1. There are no employee implications.

6. Financial Implications

6.1. Funding has been received in relation to s48 of the Roads Scotland Act 1984. These monies can be used to fund the land purchase. This acquisition programme as well as the funding identified, will form part of the delivery of the wider City Deal project for Newton Community Growth Area, and will be included in the project's Final Business Case.

7. Other Implications

7.1. If the proposal did not proceed, the road infrastructure would not be developed and there would be a consequential negative impact for the Newton Community Growth Area.

7.2. There are no issues in terms of sustainability contained within this report.

8. Equality Impact Assessment and Consultation Arrangements

8.1. All necessary consultations with 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)

1 February 2018

Link(s) to Council Values/Ambitions/Objectives

- ◆ Improve the road network, influence improvements in public transport and encourage active travel
- ◆ Support the local economy by providing the right conditions for inclusive growth
- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ Executive Committee 2 December 2015 – City Deal – Newton Community Growth Area, Outline Business Case
- ◆ Executive Committee 26 August 2015 – City Deal – South Lanarkshire Council Community Growth Areas, Strategic Business Case

List of Background Papers

- ◆ None

Contact for Further Information

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

Frank McCafferty, Head of Property Services

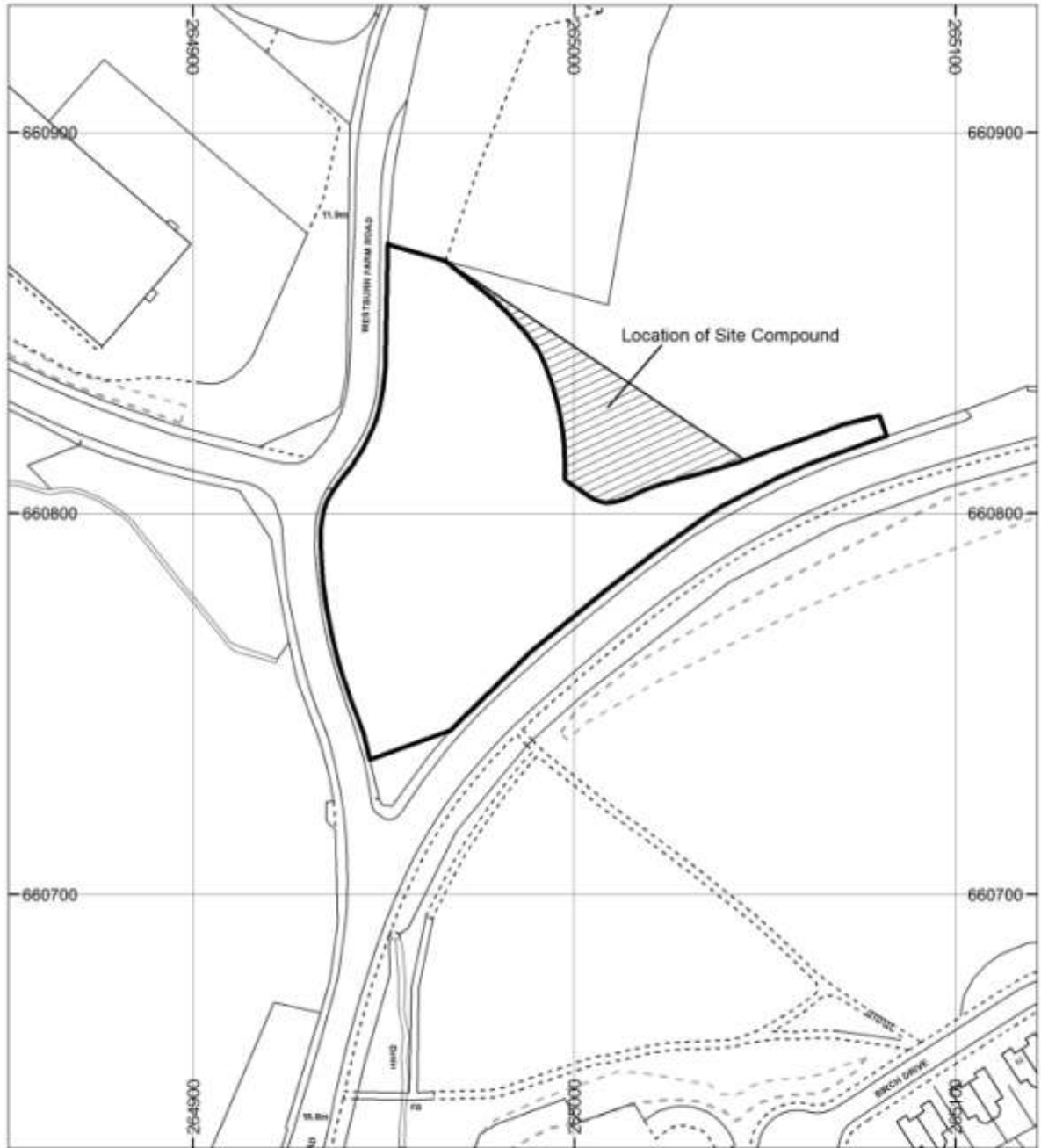
Ext: 4073 (Tel: 01698 454073)

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LOCATION PLAN - For Committee Purposes Only
Land at Westburn Road
Newton



PROPERTY SERVICES



Contents outlined in Black 7125 sqm or thereby.