

EAST RENFREWSHIRE COUNCIL27 June 2018Report by Director of EnvironmentPROPOSED ACQUISITION OF LAND AT AURS ROAD, NEWTON MEARNES - BARRHEAD**PURPOSE OF REPORT**

1. The purpose of this report is to seek the approval of the Council for the proposed acquisition of land from Scottish Water and to enter into servitude agreements over land owned by Scottish Water adjacent to Aurs Road, between Newton Mearns and Barrhead. The acquisition is necessary in order to undertake the proposed upgrading and re-alignment of Aurs Road which forms part of ERC's Glasgow City Region City Deal M77 Strategic Corridor Programme. The Aurs Road improvements will also facilitate implementation of other nearby City Deal projects along with the Barrhead South and Maidenhill Strategic (residential) Development Opportunities.

**RECOMMENDATIONS**

2. It is recommended that the Council
- (a) approve the acquisition of 720 sq.m of land from Scottish water and enter into servitude agreements over an area of 2830 sq.m from Scottish Water on/adjacent to Aurs Road at a cost of £2,000 (exc VAT); and
  - (b) delegate authority to the Director of Environment, in consultation with the Chief Officer (Legal and Procurement), to progress and complete the acquisition and enter into the servitude agreement.

**BACKGROUND AND REPORT**

3. East Renfrewshire Council's M77 Strategic Corridor Outline Business Case (incorporating the Aurs Road upgrading and re-alignment) was approved by the City Region Cabinet in August 2015. Since the approval of the OBC, further investigative and design work has been carried out.

4. The Cabinet approved in May 2018 the acquisition of five plots of land to enable the re-alignment works and to increase deliverability and reduce site acquisition risk to project implementation. This advance land purchase will further strengthen the forthcoming Full Business Case funding bid to the City Deal Chief Executives Group.

5. In facilitating the re-alignment of sections of the Aurs Road, specific benefits will result from the acquisitions including:

- Improved and more efficient traffic flow along this key link between Newton Mearns and Barrhead, with associated road safety benefits as there are several "blind" corners which will be removed;

- The removal of a weight restricted bridge and construction of a new structure will allow more commercial vehicles to utilise Aurs Road, including single deck buses. This will support more effective links between Newton Mearns and Barrhead, including job-related movements;
- With the proposed creation of a visitor centre and the formation of extensive car parking at Dams to Darnley Country Park, usage of the country park by local residents and visitors/tourists will grow substantially, supporting economic growth.

6. Without these acquisitions and the linked City Deal investment, Aurs Road will remain a constraint on East Renfrewshire's road network, with adverse implications on cross-area vehicular movements, the local economy and development of the country park.

7. Discussions have progressed well and principal terms have been agreed with Scottish Water over the acquisition of 720 sq.m (0.699acres) and a permanent right of servitude over and around the bridge on Aurs Road near Scottish Water's Spillway apparatus.

8. Following discussions with Scottish Water terms have been agreed on a compensation payment of £2,000 (exc VAT) for vacant possession of these property interests. The value has been negotiated and agreed by the Valuation Office Agency's DVS Property Services Division, acting as an independent valuer.

9. It is envisaged that Scottish Water negotiation fees should not exceed £5,000 while associated legal fees are to be advised. All other terms and conditions will be subject to negotiation between our respective solicitors.

10. A design and build tender for the road is scheduled to be issued in Q3 2018. The acquisition of the land interests noted in this report will facilitate construction of the re-aligned road, which has a target completion by late 2020.

## **FINANCE AND EFFICIENCY**

11. The acquisitions are to be funded from the City Deal provision contained within the approved Capital Plan.

## **CONSULTATION**

12. There has been consultation with the Council's Development Management, City Deal, Legal Services, Roads, Local Development Plan and Estates Teams.

## **PARTNERSHIP WORKING**

13. The proposed agreement will require co-operation between various Council Services and contractual agreements with the current site owner.

## IMPLICATIONS OF THE PROPOSAL

14. There are no staffing, state aid, property, legal, ICT, equalities or sustainability implications directly associated with this report.

## CONCLUSIONS

15. The proposed acquisition and servitudes will enable the upgrading of Aurs Road, with wider benefits for ERC's City Deal Programme and Strategic Development Opportunity locales. Control of these land holdings will strengthen the upgrading project's Full Business Case.

## RECOMMENDATIONS

16. It is recommended that the Council

- (a) approve the acquisition of 720 sq.m of land from Scottish water and enter into servitude agreements over an area of 2830 sq.m from Scottish Water on/adjacent to Aurs Road at a cost of £2,000 (exc VAT); and
- (b) delegate authority to the Director of Environment, in consultation with the Chief Officer (Legal and Procurement), to progress and complete the acquisition and enter into the servitude agreement.

Director of Environment

Further information can be obtained from John Wilson, Senior Estates Surveyor on 0141 577 3273 or [john.wilson@eastrenfrewshire.gov.uk](mailto:john.wilson@eastrenfrewshire.gov.uk) .

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