

To: HOUSING AND SOCIAL WORK SERVICES COMMITTEE		Subject: NEW BUILD PROGRAMME
From: HEAD OF HOUSING SERVICES		
Date: 21 OCTOBER 2009	Ref: MP/PH	

**1. Purpose of Report / Introduction**

The purpose of this report is to update committee regarding proposed sites being considered for the new build programme and seek approval for changes to the allocation policy in respect of amenity housing.

**2. Background**

- 2.1. The council's new build programme is currently on-site with 20 houses being constructed in Holytown which are due for completion in April 2010. The procurement process to appoint three contractors to a Framework Agreement is underway and tenders have been issued to six shortlisted contractors. The tenders include the next 3 projects at Cambusnethan Primary School site, Wishaw; Clarkston Primary School Site, Airdrie, and North Road, Cumbernauld.
- 2.2. A bid for £4.9m has been submitted to the Scottish Government for a share of the additional £25m made available to support council new build programmes. The council was successful in securing £1.95m from the first round of bids. The maximum contribution from the Scottish Government is £25,000 and a condition of funding will be that the houses have to be on-site by January 2011. The outcome of the bid is expected to be announced in December.

**3. Proposals / Considerations**

- 3.1. The council's new build programme has therefore expanded significantly from the original programme of 125 units. In order to ensure delivery of the programme it is necessary to identify an adequate supply of potential sites. In addition to the projects identified at 2.1, the council owned sites currently being considered for development are listed below.
  - Laburnum Road, Viewpark (former St Gabriel's School site)
  - Walkerburn Drive, Coltness (site of former council flats)
  - Gartferry Road, Moodiesburn (subject to Local Plan approval)
  - Lanrig Road, Chryston (subject to Local Plan approval)
  - Coshneuk St, Millerston
  - Mabel Street, Motherwell (subject to re-location of Boxing Club)
  - Glencairn Tower site, Motherwell
  - Manse Road, Shotts
  - Corsewall St, Coatbridge
  - Albert Primary School site, Airdrie (subject to consent to demolish school which is in conservation area)
  - South Cumbernauld Community Growth area (subject to Local Plan approval and masterplan process)

- 3.2. It should be noted that discussions with Planning and site investigation on some of these sites are at a very early stage, and some sites may prove not to be viable to develop. The proposed housing mix will also be determined on a site by site basis depending on local housing requirements. There is on-going liaison with Property services to try and identify other council owned sites that may be suitable for the new build programme.
- 3.3. In addition to council owned sites the option of purchasing completed houses from developers and/or Housing Associations is also being explored. This includes purchasing units from Barratt within the first phase of the Ravenscraig development, and also from Link Housing Association who are proposing to develop a site at Blackwood, Cumbernauld. The details of any proposed acquisitions would be the subject of a separate report to committee.
- 3.4. In order to make best use of the council's housing stock a number of the new build sites will be developed for amenity housing for older people. These properties will be 2 bedroom (for maximum flexibility as needs change), either single storey or four in a block type flats, and built to Housing for Varying Needs Standards making them particularly suitable for elderly people who may have mobility problems. In addition they will all be fitted with a community alarm linked to the Merrystone Care Base. The council's current allocation policy does not have provision for the allocation of amenity housing for older people. It is therefore proposed to amend section 6a of the allocation policy as detailed below (the proposed amendments are in bold italics)

“We want to make sure that we make best use of our adapted properties **and properties specifically designated as Amenity housing for older people** (this means they have **been specifically built to make them suitable for people with particular needs**, or have had things changed in them or added to them, for example a walk-in shower or alarm pull cords to help elderly people live more safely). If a property has been adapted, **or specifically designated as Amenity Housing for older people**, we will check whether any of the people in the group we choose need an adapted property **or, in the case of Amenity housing, are over 60**. If nobody in the group we choose needs an adapted/ **Amenity** property, we may choose to offer the property to a different group so we can match the property to a more suitable person”

#### 4. Financial / Personnel / Legal / Policy Implication

- 4.1. The proposed changes to the allocation policy have been discussed with Legal Services.
- 4.2. The proposed changes to the allocation policy will help ensure that the council makes best use of available stock and helps meet the needs of people with particular needs in accordance with our Equalities duties.

#### 5. Recommendation

It is recommended that the committee:

- i) Note the list of sites that are currently being considered for development as part of the council's new build programme.
- ii) Approve the proposed change to the allocation policy as outlined in section 3.4.



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For further information on this report please contact Pamela Humphries on telephone 01698 274174