

NORTH LANARKSHIRE COUNCIL

REPORT

To: POLICY & RESOURCES (REGENERATION & INFRASTRUCTURE) SUBCOMMITTEE	Subject:
From: HEAD OF DESIGN & PROPERTY SERVICES	HOUSING NEW BUILD PROGRAMME
Date: 5 September 2013	RE-ALLOCATION OF LAND AT CORSEWALL STREET/ WEST CANAL STREET, COATBRIDGE.
Ref: PS/DMcC/K0303792 /Ward 6	

1. INTRODUCTION

- 1.1 The purpose of this report is to seek Committee approval for the re-allocation of land held by Learning & Leisure Services to Housing & Social Work Services for inclusion in the Council's New Build programme.

2. DESCRIPTION

- 2.1 The subjects comprise the cleared site of the former Coatbridge Community Education Centre which was demolished in 2009 and have lain vacant since that time.
- 2.2 The site extends to 0.296 ha (0.732 acres) or thereby, as shown on the attached plan.
- 2.3 The property is located in an established residential area and is brown-field in nature. It is bounded on the north and south by a mixture of local authority and private housing. To the east is a private nursing home and to the south is the former canal which has been filled in and is now a landscaped area.

3. BACKGROUND

- 3.1 The site was declared surplus to operational requirements by Community Services 31 August 2005 and thereafter remitted to the Policy & Resources (Property) Sub-Committee on 1 September 2005. The site was advertised in the Bulletin of Available Property in September 2005 and no other interest was received from any Council Service or Partner at that time.
- 3.2 The Housing & Social Work Committee at its meeting on 29 January 2010 approved a framework agreement to progress to the next stage of the Council's New Build Programme.
- 3.3 Regeneration & Infrastructure Services were asked by Housing & Social Work Services to identify potential sites that could be utilised for the Council's New Build Programme. This site was deemed appropriate for this programme.
- 3.4 At the Housing & Social Work Services Committee on 16 August 2012 it was agreed to appoint Wates Living Space Limited as the preferred contractor to construct 14 cottage flats on the Corsewall Street / West Canal Street site. Planning Permission for the development was granted on 10 January 2013.

4. PRESENT POSITION

- 4.1 It is proposed that the site is transferred from the General Services Account to the Housing Revenue Account.
- 4.2 The contractor has now carried out their site investigations and submitted an assessment of abnormal development costs. Following a valuation completed by Land Services, (Development & Disposals Section) these costs have been reviewed and are greater than the value of the land.
- 4.3 Therefore the land shall transfer from the General Services Account to the Housing Revenue Account at nil value.
- 4.4 This proposal will be referred to the Scottish Ministers for consent to transfer the subjects from General Services to HRA in accordance with the new procedure and guidance on the Disposal of Assets and the Transfer of Assets To or From the Housing Revenue Account, issued by the Scottish Government in October 2012.

5. CORPORATE CONSIDERATIONS

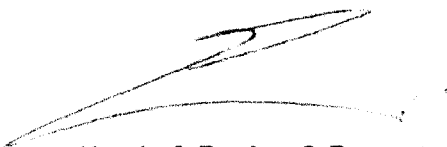
- 5.1 Re-allocation of this site will enable Housing Services to progress its New Build programme and allow for the construction of 14 new cottage flats and further satisfy the current operational requirements of that Service.

6. RECOMMENDATIONS

- 6.1 It is recommended that Committee:-
 - (a) Agrees to formally reallocate the site at Corsewall Street / West Canal Street, extending to 0.296 ha, formerly held by Learning & Leisure Services to Housing and Social Work Services to satisfy current operational requirements of that Service.

7. BACKGROUND PAPERS

- 7.1 Held by the Head of Design & Property Services



Head of Design & Property Services

Members seeking further information on the contents of this report are asked to contact Peter Scanlan on telephone no 01698 504119.

LOCATION PLAN - For Information Only

Title: Corsewall Street, Coatbridge

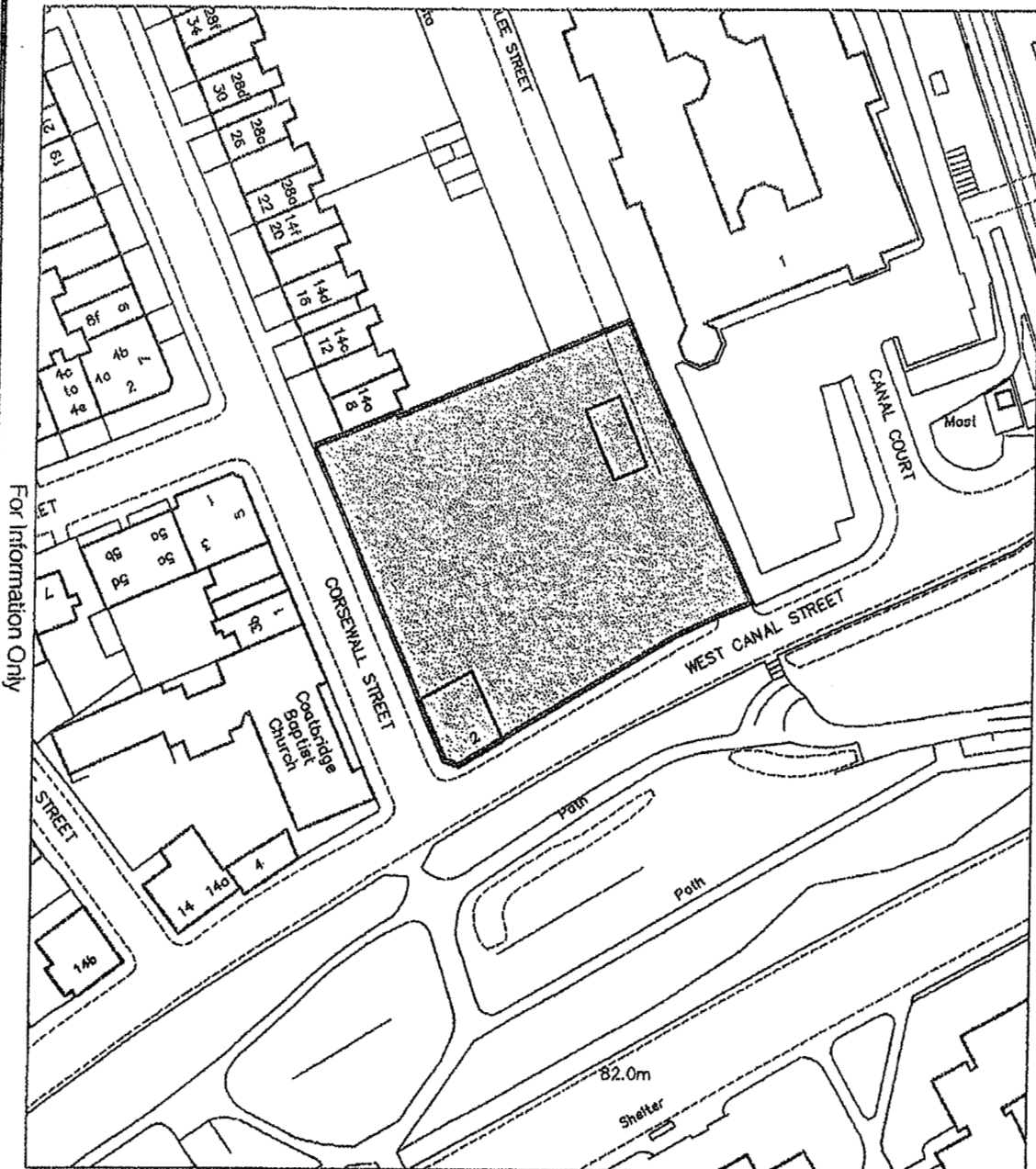
Scale 1:N.T.S.



Town: Coatbridge

Date: 12/08/2013

LAND SERVICES



CARTOGRAPHIC SERVICES

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