

**REPORT**

<b>To: HOUSING &amp; SOCIAL WORK COMMITTEE</b>		<b>Subject:</b>  <b>BUILDING FOR THE FUTURE PROGRAMME</b>  <b>RE-ALLOCATION OF LAND AT LANRIG ROAD, CHRYSTON.</b>
<b>From: HEAD OF ENVIRONMENT &amp; ESTATES</b>		
<b>Date: 13 December 2013</b>	<b>Ref: DMcC/90015436 Ward 5</b>	

**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. BACKGROUND**

- 2.1 The site was declared surplus to operational requirements by Environmental Services on 26 July 2011.
- 2.2 At the Housing & Social Work Services Committee on 26 January 2012 it was agreed to appoint Wates Living Space as the preferred contractor to construct 25 housing units on the Lanrig Road site.
- 2.3 At the Housing & Social Work Services Committee on 31 October 2012 it was agreed to increase the number of units to 27. Planning Permission for the development of the 27 units was granted on 10 January 2013.

**3. DESCRIPTION**

- 3.1 The site extends to 1.57 ha (3.88 acres) or thereby, as shown on the attached plan.
- 3.2 The proposed development site currently forms part of Lanrig Park, Chryston and lies to the East of Lanrig Road; to the south of Core Path 333 and to the West of the Jamieson Medical Practice Centre. The site is roughly rectangular in shape with vehicular access taken from Lindsaybeg Road via Cliffvale Road. The site is currently grassed and slopes down from the park in the South to the core path in the North and slopes down from the medical practice to Lanrig Road. There is an existing tree line which forms the boundary of the park along Lanrig Road
- 3.3 The surrounding area of the site is predominately residential with the exception of the medical practice.

**4. CURRENT PROPOSALS**

- 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 site investigation works and submitted an assessment of abnormal development costs. The costs relate to groundworks required to remediate poor ground conditions, new traffic lights at junction of Cliffvale Road and Lindsaybeg Road and the diversion of utilities. The Council's consultants have reviewed the costs and

have confirmed that the costs are reasonable given the extent of the works required. The amount of abnormal development costs have been assessed at £241,300.

- 4.3 The headline value of the site has been assessed at £457,500 and to competently complete this transfer, a capital sum of £216,200 is to be paid from the Housing Revenue Account to the General Services Account. The transfer sum reflects the abnormal development costs required in developing this site.

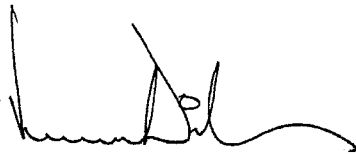
**5. CORPORATE CONSIDERATIONS**

- 5.1 Re-allocation of this site will allow the Service to progress its New Build programme and allow for the construction of 27 new housing units.

**6. RECOMMENDATIONS**

- 6.1 It is recommended that Committee:-

- (a) confirms the re-allocation of the site at Lanrig Road, Chryston, extending to 1.57 ha, formerly held by General Services to Housing and Social Work Services to satisfy current operational requirements.
- (b) approve the transfer value of £216,200 for the site.
- (c) a report will be submitted to Policy & Resources (Regeneration & Infrastructure) Sub-committee to approve the transfer of the site.



**KENNETH WILSON  
HEAD OF ENVIRONMENT & ESTATES**

Members seeking further information on the contents of this report are asked to contact Mary Anne Robb, Section Manager on 01236 632667.

# LOCATION PLAN - For Information Only

Title: Lanrig Road

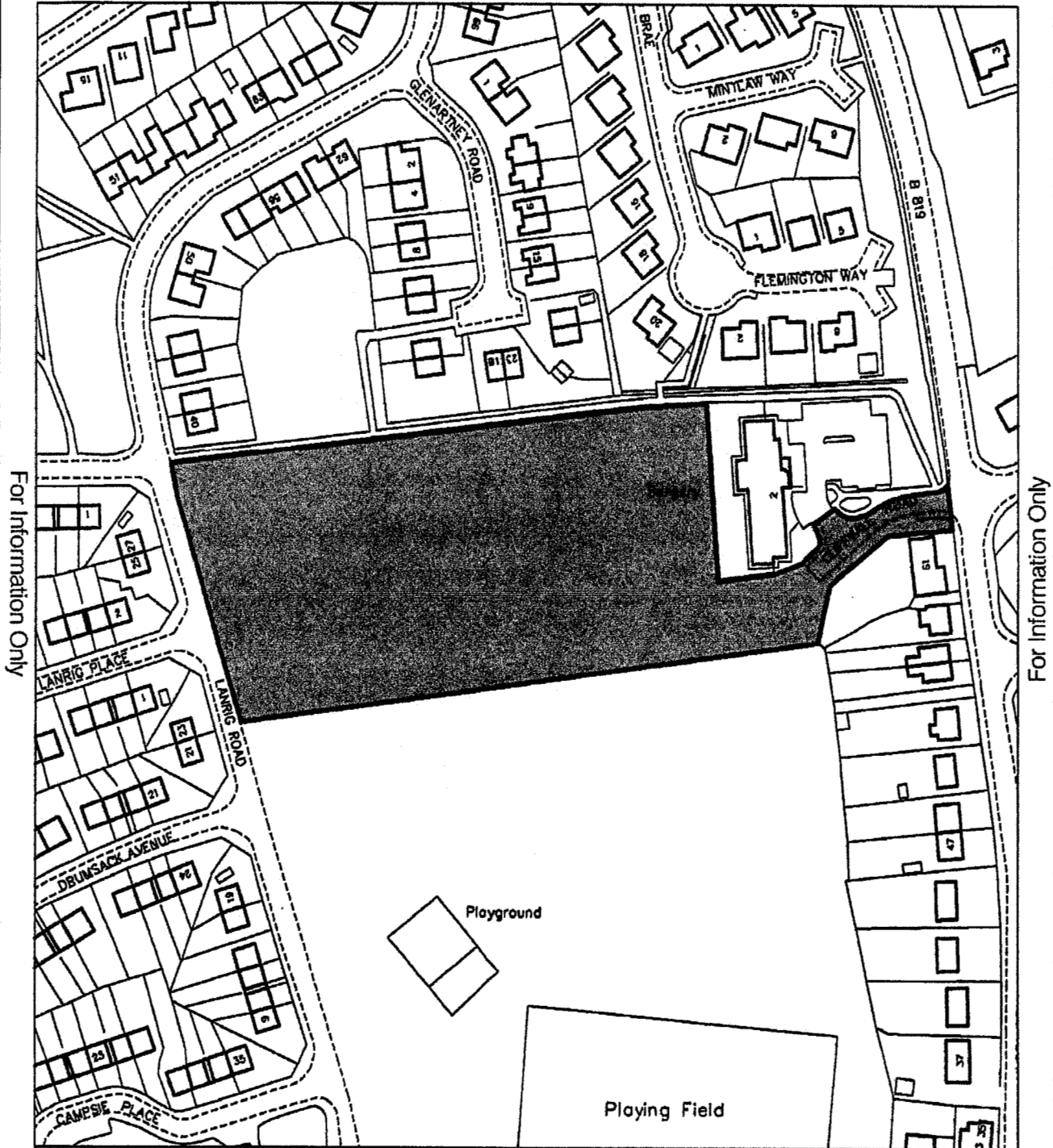
Scale 1:N.T.S.



Town: Chryston

Date: 16/12/13

## LAND SERVICES



## CARTOGRAPHIC SERVICES

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