

To: POLICY & RESOURCES (REGENERATION & INFRASTRUCTURE SERVICES) SUB-COMMITTEE		Subject: RE-ALLOCATION OF LAND AT GREENLEA ROAD, CHRYSTON
From: HEAD OF DESIGN & PROPERTY SERVICES		
Date: 17 December 2013	Ref: PS/LC/LAND	

1.0 INTRODUCTION

1.1 The purpose of this Report is to seek committee approval for the re-allocation of Land at Greenlea Road, Chryston held by Regeneration and Environmental Services to Housing and Social Work Services for the sole use of constructing a purpose built care home for older adults, to replace the existing Chilterns Residential Home.

2.0 DESCRIPTION

2.1 The site extends to 1.082 HA or thereby as shown on the attached plan.

2.2 The site is located on the western side of Greenlea Road. The subjects are bounded to the north, south and east by residential properties and by Crow Wood Golf Course which lies to the west of the site.

2.3 The site consists of a triangular area of maintained amenity grass land with a row of maturing trees fronting the boundary of the golf course.

3.0 BACKGROUND

3.1 The provision of long term residential care for older adults within North Lanarkshire Council has been developing for some years now and the introduction of increasingly flexible community based, support systems has resulted in a significant reduction in the need for care home placements within the North Lanarkshire Council area.

3.2 The Council has committed to retaining four council care homes, Monklands, Muirpark, Chilterns and Belhaven. Monklands and Muirpark Care Homes were refurbished in 2010 and 2011 and have been further developed into a short stay accommodation model. These resources provide a vital support to older adults and their carers at times of transition and now prevent many long term admissions into care.

3.3 Both Monklands and Muirpark care homes provide:

- Support to adults as they are discharged from hospital
- offer a place of safety at times of crises
- provide vital respite breaks for carers
- and allow for active rehabilitation out with the persons own home.

The existing operations are working well and it is the intention to mirror this service delivery within the Chryston area.

3.5 The land was declared surplus at the Community Services (Community Development) Sub-Committee on 15th August 2006 thereafter at the Policy and Resources (Property) Sub-Committee on the 2nd November 2006.

3.6 The subjects were advertised in the Bulletin of Available Property in November 2006 and no other interest was received from any other council service or partners at that time.

4.0 PRESENT POSITION

4.1 The current facility at Chilterns Home is very dated and the site offers limited development opportunities, in terms of design, independent living opportunities and access to external environments. Discussions with the Operational Property section within Design & Property Services resulted in the identification of a site at Greenlea Road, Chryston.

4.2 Social Work Services have now instructed Design & Property Services to initiate site investigation surveys and a design brief to move the proposal forward.

Consultation with Planning and Development, Development Management Team is ongoing.

4.3 The funding mechanism for the proposed development is contained within the Housing and Social Work Services Capital Programme in tax year 2014/2015 and 2015/2016 as part of the Asset Management Planning process and the Capital Investment bidding process.

This proposed development will replace the existing Chilterns Residential Care Home. The proposed construction works will not impact the current service delivery.

5.0 CORPORATE CONSIDERATIONS

5.1 Re-allocation of the land will enable Housing & Social Works Services to progress the construction of a care home for older adults and further meet operational service objectives.

6.0 RECOMMENDATION

6.1 It is recommended that the sub-committee agrees to re-allocate Land at Greenlea Road, Chryston, extending to 1.082 HA or thereby formerly held by Regeneration and Environmental Services to Housing and Social Work Services to facilitate the construction of a residential care home for the elderly and further satisfy the current operational requirements of that Service.

7.0 BACKGROUND PAPERS

7.1 Held by the Head of Design and 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 number 01698 504119.

LOCATION PLAN - For Information Only

Title: Re-allocation of land at Greenlea Rd. Scale 1:N.T.S.



Town: Chryston

Date: 06/01/2014

LAND SERVICES



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CARTOGRAPHIC SERVICES

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