

**NORTH LANARKSHIRE COUNCIL  
REPORT**

<b>To: POLICY &amp; RESOURCES (PROPERTY) SUBCOMMITTEE</b>	<b>Subject:</b>  <b>HOUSING NEW BUILD PROGRAMME</b>	
<b>From: HEAD OF PROPERTY SERVICES</b>	<b>RE-ALLOCATION OF LAND AT COSHNEUK ROAD, MILLERSTON, STEPPS</b>	
<b>Date: 29 March 2011</b>	<table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;"> <b>Ref: DMcC/W5/90013808</b> </td> </tr> </table>	<b>Ref: DMcC/W5/90013808</b>
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**1. INTRODUCTION**

- 1.1 The purpose of this report is to seek Committee approval for the re-allocation of land held by Environmental 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 22 October 2008.
- 2.2 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.
- 2.3 Property Services were asked by Housing & Social Work Services to identify possible sites that could be utilised for the Council's New Build Programme. This site was deemed appropriate for this programme.
- 2.4 At the Housing & Social Work Services Committee on 28 October 2010 it was agreed to appoint Ogilvie as the preferred contractor to construct 11 amenity houses on the Coshneuk Road site. Amenity houses are homes intended for the elderly and ambulant disabled persons.
- 2.5 Planning Permission for the development was granted on 21 December 2010.

**3. DESCRIPTION**

- 3.1 The site extends to 0.524 ha (1.296 acres) or thereby, as shown on the attached plan.
- 3.2 The site is located off Coshneuk Road in a mainly residential area. To the north is Coshneuk Children's Nursery which is still operational. The site was previously used as a garden nursery but has been disused for a number of years and has become overgrown.

#### **4. CURRENT PROPOSALS**

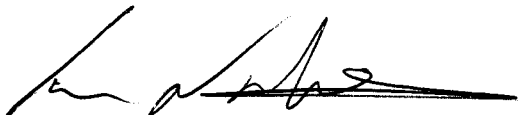
- 4.1 It is proposed that the site is transferred from the General Services Account to the Housing Revenue Account.
- 4.2 The contractor has now carried out their site investigations and submitted an assessment of abnormal development costs. The Council's consultants Carr McLean & Watson have reviewed the costs and have confirmed that they are reasonable given the extent of the works required.
- 4.3 To competently complete this transfer, a capital sum of £330,000 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 11 amenity units.

#### **6. RECOMMENDATIONS**

- 6.1 It is recommended that Committee:-
- (a) confirms the re-allocation of the site at Coshneuk Road, Millerston, Stepps, extending to 0.524 ha, formerly held by Environmental Services to Housing and Social Work Services to satisfy current operational requirements.
  - (b) approve the transfer value of £330,000 for the site.
  - (c) remit this report to Housing & Social Work Committee to approve the funding for the transfer value for the site.



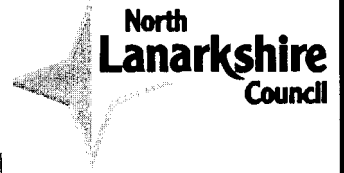
**IAN NISBET**  
**Head of Property Services**

Members seeking further information on the contents of this report are asked to contact Ian Nisbet, Head of Property Services, on 01236 616305.

# LOCATION PLAN - For Information Only

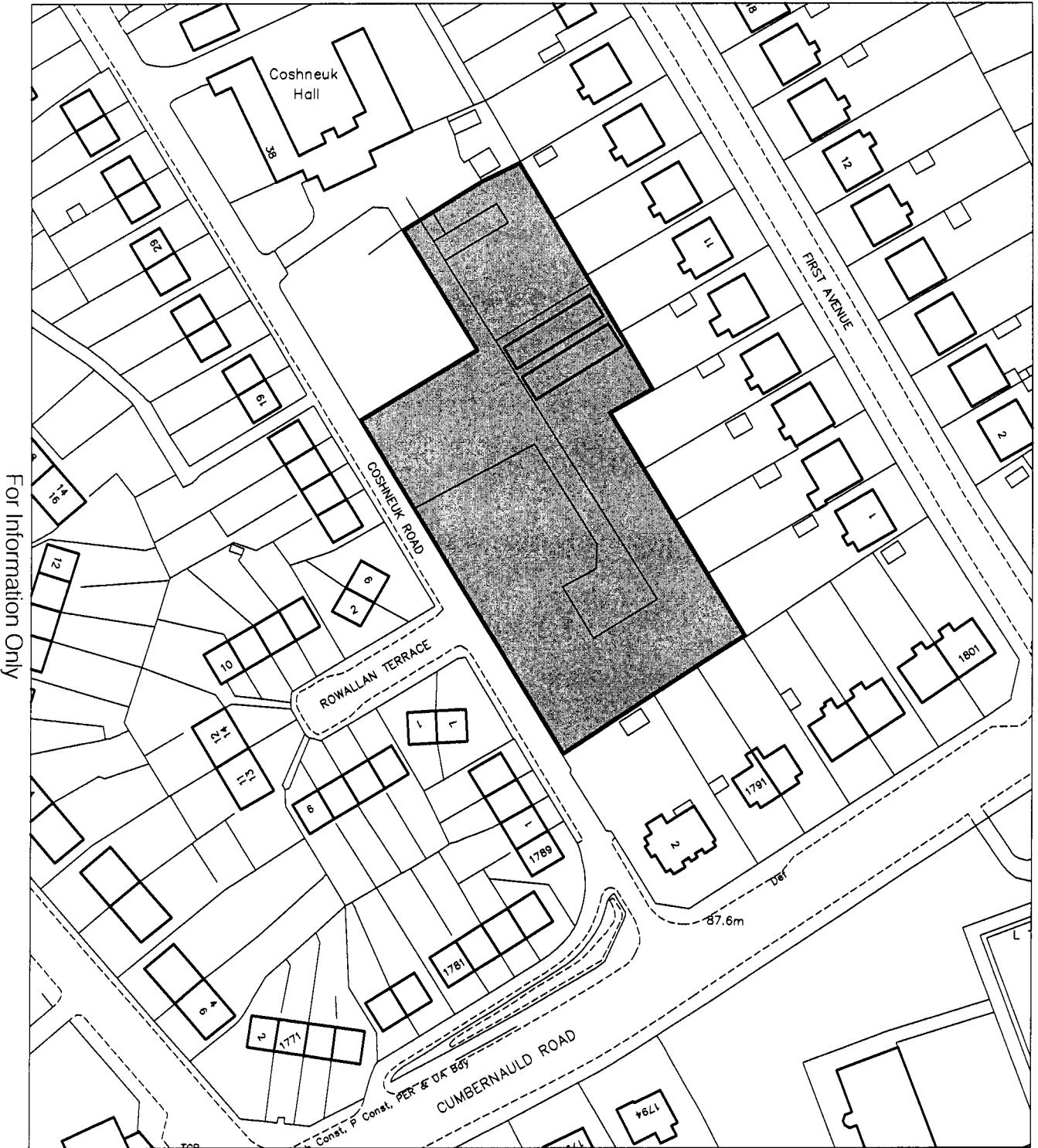
Title: Coshneuk Road

Scale 1:NTS



Town: Millerston, Steps

Date: 26/04/11



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## Property Services

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