

NORTH LANARKSHIRE COUNCIL

REPORT

To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB COMMITTEE		Subject: HOUSING NEW BUILD PROGRAMME RE-ALLOCATION OF LAND AT MAIN STREET, CHAPELHALL.
From: ACTING EXECUTIVE DIRECTOR OF REGENERATION & ENVIRONMENTAL SERVICES		
Date: 25 February 2016	Ref: DMcC/K0790065/ WARD 11	

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 of the former St. Aloysius Primary School at Main Street, Chapelhall was declared surplus to operational requirements by Education Committee on 30 August 2006.
- 2.2 The Housing & Social Work Committee at its meeting on 31 January 2013 approved a framework agreement to progress to the next stage of the Council's New Build Programme.
- 2.3 This site has been identified as a possible site that could be utilised for the Council's New Build Programme. The council's contractor has drawn up plans to construct 30 units on the former St Aloysius Primary school site. Planning permission for the development was granted on 15 May 2015.

3. DESCRIPTION

- 3.1 The site extends to 1.107 ha (2.735 acres) or thereby, as shown on the attached plan.
- 3.2 The site is located in an established residential area of Chapelhall and is bounded to the north by the new St Aloysius Church, to the east by Main Street, to the west by open space and the new primary school and to the south by residential properties. The school buildings have now been demolished and the ground has been covered with crushed demolition arisings and compacted.

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 carried out site investigation works and submitted an assessment of abnormal development costs. The costs relate to groundworks required to remediate poor ground conditions and soil contamination. Housing Property Services 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 £468,850.

- 4.3 The headline value of the site is £890,000 and therefore to competently complete this transfer, a capital sum of £421,150 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 Housing Services to progress its New Build programme and allow for the construction of 30 new housing units.

6. RECOMMENDATIONS

- 6.1 It is recommended that Committee:-

- (a) approve the re-allocation of the site at Former St. Aloysius Primary School, Main Street, Chapelhall extending to 1.107 ha, to satisfy current operational requirements.
- (b) approve the transfer value of £421,150 for the site.



KENNETH WILSON

Acting Executive Director of Regeneration & Environmental Services

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

LOCATION PLAN - For Information Only

Title: Former St Aloysius PS

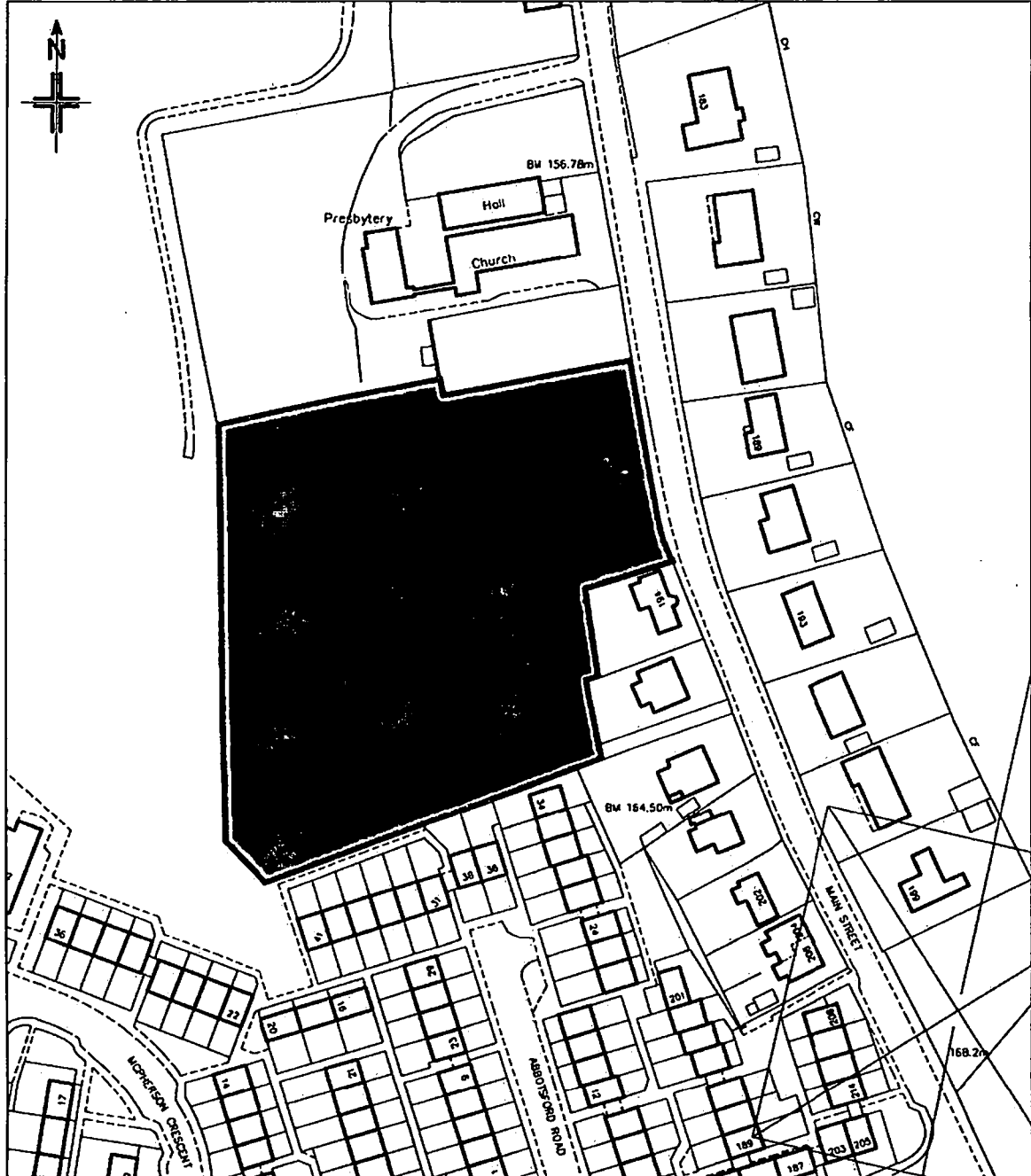
Scale 1:N.T,S



Town: Chapelhall

Date: 12/02/14

ENVIRONMENT & ESTATES



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