

## REPORT

To: <b>POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB COMMITTEE</b>	Subject:  <b>HOUSING NEW BUILD PROGRAMME</b>
From: <b>ASSISTANT CHIEF EXECUTIVE INFRASTRUCTURE</b>	<b>RE-ALLOCATION OF LAND AT CAIRNHILL ROAD, AIRDRIE.</b>
Date: <b>23 February 2017</b>	Ref: <b>DMcC/K1900816/ WARD 8</b>

**1. INTRODUCTION**

- 1.1 The purpose of this report is to seek Committee approval for the re-allocation of land held by Education Skills and Lifelong Learning to Enterprise & Housing Resources for inclusion in the Council's New Build programme and to Infrastructure (Environmental Assets) for a Park & Ride facility.

**2. BACKGROUND**

- 2.1 The former Alexandra Primary school at Cairnhill Road, Airdrie 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 prepared plans to construct 14 units and a Park & Ride facility on the former Alexandra Primary school site. Planning permission for the development was granted on 26 January 2017.

**3. DESCRIPTION**

- 3.1 The site extends to 0.705 ha (1.742 acres) or thereby, as shown on the attached plan.
- 3.2 The site is located within the Airdrie town centre and is bounded to the north by the Airdrie to Bathgate railway line. To the east and south there are established residential properties on Academy Park and Academy Street and to the west by Cornhill Road and Airdrie train station. The school buildings have been demolished and the ground is covered with crushed demolition arisings and compacted.

**4. CURRENT PROPOSALS**

- 4.1 The site of the former school will be developed partly for new build housing and the remainder will be used to form the Park and Ride facility. This section details the proposed transfers as follows:
- 4.2 Area 1 extending to 0.431 ha (1.065 acre) will be transferred from the General Account to the Housing Revenue Account to facilitate the new build housing.

- 4.3 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, soil contamination and upgraded foundations. 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 £173,115.
- 4.4 The headline value of the site is £275,000 and therefore to competently complete this transfer, a capital sum of £101,885 is to be paid from the Housing Revenue Account to the General Account. The transfer sum reflects the abnormal development costs required in developing this site.
- 4.5 Area 2 (shown on the attached plan) extends to 0.274 ha (0.677 acres). This area will be utilised for for the construction of a Park & Ride facility and a new access road for the residents of Academy Park. It is proposed that this area will be transferred to Infrastructure (Environmental Assets)

## **5. CORPORATE CONSIDERATIONS**

- 5.1 Re-allocation of area 1 will allow Housing Services to progress its New Build programme and allow for the construction of 14 new housing units.
- 5.2 Re-allocation of area 2 will align the proposed car park with Infrastructure (Environmental Assets) in terms of service delivery and maintenance responsibility, and further satisfy the Council's contractual obligation with Strathclyde Partnership for Transport.

## **6. RECOMMENDATIONS**

- 6.1 It is recommended that Committee:-
- (a) approve the re-allocations of the site at Former Alexandra Primary School, Cairnhill Road, Airdrie extending to 0.705 ha, to satisfy current operational requirements as detailed in 4.2 and 4.5 above.
  - (b) approve the transfer value of £101,885 for area 1.

  
RS **ROBERT STEENSON**  
**Assistant Chief Executive Infrastructure**

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

# LOCATION PLAN - For Information Only

Title: Land at Cairnhill Road

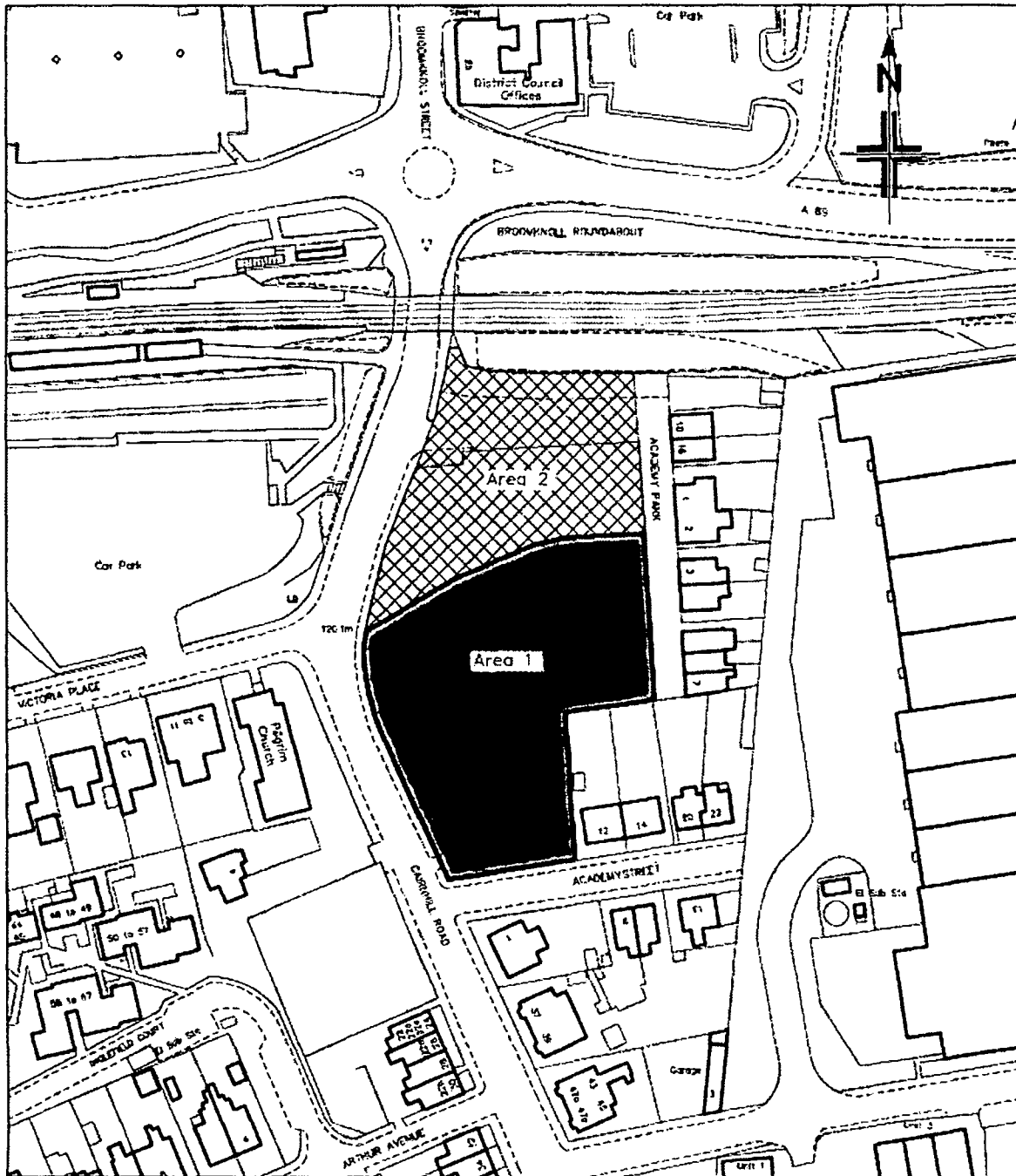
Scale 1:N.T.S.



Town: Airdrie

Date: 30/01/17

## INFRASTRUCTURE



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## CARTOGRAPHIC & MAPPING SERVICES

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Head of Corporate Property & Procurement  
 North Lanarkshire Council  
 Fleming House  
 2 Tryst Road, Oumbardul, G67 1JW