

**NORTH LANARKSHIRE COUNCIL**

**REPORT**

<b>To: POLICY AND RESOURCES (REGENERATION AND INFRASTRUCTURE) SUB COMMITTEE</b>		<b>Subject:</b>  <b>HOUSING NEW BUILD PROGRAMME</b>  <b>RE-ALLOCATION OF LAND AT BLAIR ROAD/CORSEWALL STREET, COATBRIDGE.</b>
<b>From: ASSISTANT CHIEF EXECUTIVE INFRASTRUCTURE</b>		
<b>Date: 23 February 2017</b>	<b>Ref: DMcC/K0200896/ WARD 6</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.

**2. BACKGROUND**

2.1 The site of the former St. Ambrose High School at Blair Road/Corsewall Street, Coatbridge was declared surplus to operational requirements by Education Committee on 2 August 2011.

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 40 units on the former St Ambrose High school site. Planning permission for the development was granted on 14 December 2016.

**3. DESCRIPTION**

3.1 The site extends to 1.457 ha (3.6 acres) or thereby, as shown on the attached plan.

3.2 The site is located in an established residential area of Coatbridge and is bounded to the north by Blairhill Train Station and a Park and Ride car park. To the east and south are established residential properties on Cornhill Drive and Corsewall Street and to the west by Blair Road and open parkland of Drumpellier Country Park beyond. The school buildings have been demolished and the ground is covered with crushed demolition arisings and compacted.

**4. CURRENT PROPOSALS**

4.1 It is proposed that the site is transferred from the General 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, soil contamination, grouting and short piling 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 £432,480.

- 4.3 The headline value of the site is £800,000 and therefore to competently complete this transfer, a capital sum of £367,520 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.

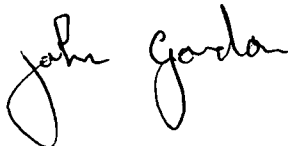
**5. CORPORATE CONSIDERATIONS**

- 5.1 Re-allocation of this site will allow the Council to progress its New Build programme and complete the construction of 40 new housing units.

**6. RECOMMENDATIONS**

- 6.1 It is recommended that Committee:-

- (a) approve the re-allocation of the site at Former St. Ambrose High School, Corsewall Street, Coatbridge extending to 1.457 ha, to satisfy current operational requirements.
- (b) approve the transfer value of £367,520 for the site.



RP.

**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: Coreswall Street

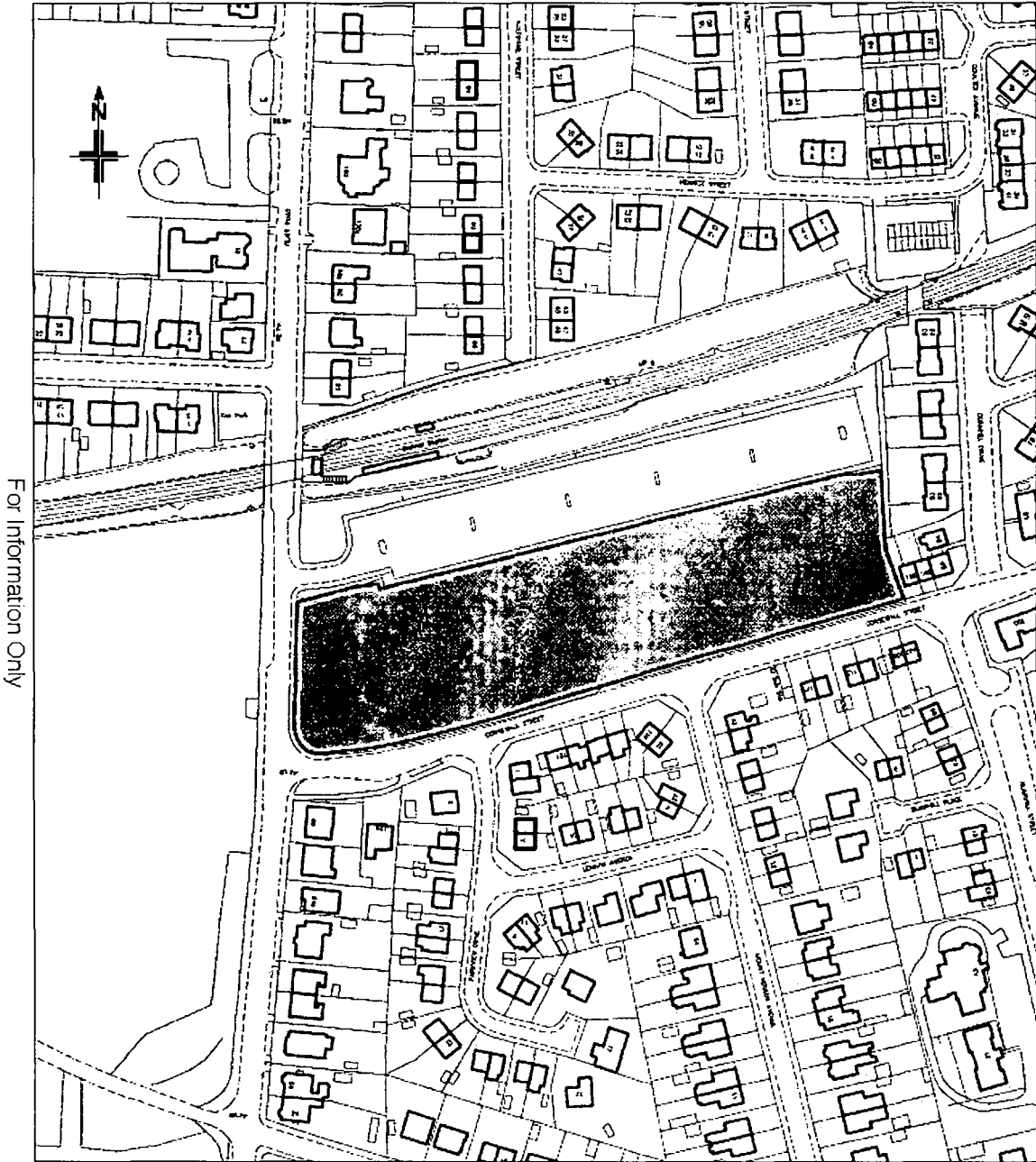
Scale 1:NTS



Town: Coatbridge

Date: 30/01/17

## INFRASTRUCTURE



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