

# North Lanarkshire Council Report

## Communities and Housing Committee

approval  noting

Ref PH/TM

Date 13/02/2019

## 1-13 Bank Street, Coatbridge – development proposals

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### Executive Summary

The purpose of this report is to update the Committee regarding proposals for the redevelopment of 1-13 Bank Street/ 2-4e Ross Street, Coatbridge and the appointment of the design team to take forward the project.

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### Recommendations

It is recommended that the Committee:

1. Note the progress with plans to redevelop this strategic town centre site in Bank Street, Coatbridge
2. Note the proposed appointment of the Design Team as set out in this report.

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### Supporting Documents

**Council business plan to 2020** The proposal contributes to meeting the council's Business Plan Priority Outcome of Improving Economic Outcomes and Opportunities, including the specific objective of supporting the provision of access to high quality housing.

**Appendix 1** Site Plan

## **1. Background**

- 1.1 The regeneration of North Lanarkshire's town centres and their redevelopment as modern high quality spaces that meet the changing needs and aspirations of current and future communities is one of the key objectives of North Lanarkshire's Economic Regeneration Delivery Plan. A number of strategic town centre projects were approved by the Enterprise and Housing Committee in September 2018, including the proposed acquisition and redevelopment of the buildings at 1-13 Bank Street/ 2-4e Ross Street, Coatbridge to provide new housing, including supported accommodation (see location plan at Appendix 1).
  - 1.2 The building at 7-13 Bank Street which is in a prominent town centre location has been in a derelict condition for many years. It was originally intended to demolish 7-13 Bank St, retain the façade, and build an 8 bed supported accommodation facility. Planning approval was granted for the project in September 2017, which was to be taken forward by Clyde Valley Housing Association who would then lease the supported accommodation facility to the council. However, due to the complexities and costs associated with demolition of a building close to the railway line and the façade retention, while maintaining the structural integrity of the adjoining properties, the project was deemed to be uneconomical.
  - 1.3 It is now proposed to acquire the entire block, which is in a strategic location at the entrance to Coatbridge town centre, and seek approval to demolish the building and redevelop the site to create a high quality new build development comprising both supported accommodation and mainstream flats for rent, as part of the council's new supply programme.
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## **2. Report**

- 2.1 The various interests at 1-13 Bank Street are in the process of being purchased. It is proposed to seek planning permission to demolish the existing buildings and replace them with an 8 bedroom supported accommodation unit and 9 to 12 general needs flats (6 x 2 bedroom flats and 3 x 1 bedroom flats or 8 x 2 bedroom flats and 4 x 1 bedroom flats).
- 2.2 The site is complex with various restrictions:
  - It is adjacent to an active railway with the associated constraints on working;
  - The building to the front of Bank Street is C listed and is in a conservation area.
  - The site is in an area known for underground mine workings and associated ground stability issues.
- 2.3 It is a necessary condition of gaining consent to demolish in a conservation area that the developer must produce a design acceptable to Planning prior to consent being awarded. The Design Team appointed by Clyde Valley Housing Association, ARM Architects, had already developed proposals for the supported accommodation unit that secured planning permission, and have a sound knowledge of the structural and stability issues of the site from the initial surveys they have carried out and have built up a strong working relationship with Network Rail to agree how works can be carried out so close to an active railway. Given this and the duplication of effort and time delays that would be involved in

procuring a new team from scratch it was considered appropriate to appoint the existing Design Team to take forward the project. This appointment is being made in accordance with the council's Contract Standing Orders through the Negotiated Tender Procedure.

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### **3. Equality and Diversity**

#### **3.1 Fairer Scotland**

The new build programme has accounted for measures that will reduce inequalities of outcome via a number of activities relating to design parameters including:

- Housing for Varying Needs;
- Secure by Design;
- Achieving the Scottish Government requirements for Greener Homes to reduce the incidence of fuel Poverty;

The proposed development of the supported accommodation facility will also help reduce inequality by providing suitable accommodation and support for households who are homeless and require support.

#### **3.2 Equality Impact Assessment**

An Equality Impact Assessment has been conducted for the delivery of additional housing stock and the contribution to the Local Housing Strategy

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### **4. Implications**

#### **4.1 Financial Impact**

4.1.1 The projected fees for the Design Team to organise the demolition of the existing buildings and then design and manage the delivery of the project on site is £260,000.00. This fee cost includes for Architectural, Quantity Surveying, Structural Engineering and M&E Engineering services. This has been assessed as representing value for money and is comparable with the design fees being paid for the new supply programme, which were competitively tendered in March 2018 and fees applied by Robertsons for recent new build projects.

4.1.2 The overall estimated cost of acquisition and demolition is £950,000 which will be funded from the Composite Capital Programme for Town Centre Regeneration. The cleared site will then be transferred to the Housing Revenue Account for the appropriate value, estimated at £165,000. The estimated cost of construction of the new development is £3,264,000 which will be met from the HRA new supply programme budget.

#### **4.2 HR/Policy/Legislative Impact**

The Design Team contract will be awarded in accordance with the council's Contract Standing Orders and Negotiated Tender Procedure following consultation with Procurement and Legal Services.

#### 4.3 **Environmental Impact**

The works contracts will ensure that the impact on the Council's carbon footprint is mitigated. The specifications incorporated within the contract documentation will: deliver reduced energy need; encourage sustainable construction; promote health and wellbeing; reduce waste and resources through effective storage, collection and composting of waste and recyclable materials and; include measures which will reduce CO2 emissions.

#### 4.4 **Risk Impact**

Risk associated with the New Supply Programme is managed within the Enterprise & Communities Risk Register process. By undertaking detailed Ground Investigation, and other relevant site assessments prior to proceeding with the development of any particular site, the council is mitigating the risk of unforeseen costs relating to ground conditions, although this risk cannot be eliminated entirely. Due diligence has also been conducted with regard to title checks by the Council's Estates team.

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### 5. **Measures of success**

The measure of success will be the successful regeneration of a derelict building which is in a prominent town centre location and the cost effective delivery of 9 - 12 new homes for rent along with 8 supported accommodation places

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**Pamela Humphries**  
**Head of Housing Programme**

# Appendix 1 – Site Plan

