

# North Lanarkshire Council Report

## Finance and Resources Committee

Agenda item \_\_\_\_\_  approval  noting    Ref    DMcC    Date    13 March 2019

## Land at Lismore Drive, Coatbridge – Transfer to HRA

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### Executive Summary

The purpose of this report is to seek committee approval for the transfer of land held by Education, Skills and Youth Employment to Enterprise & Housing Resources for inclusion in the New Build programme.

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### Recommendations

#### Recommendations

It is recommended that the Infrastructure Committee:

1. Approve the land transfer of the site of the former St James' Primary School at Lismore Drive, Coatbridge.
2. All other terms and conditions to be adjusted by the Head of Asset and Procurement Solutions.

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### Supporting Documents

**Council business plan to 2020:**    The transfer of this site will contribute to meeting the council's Business Plan Priority Outcome of Improving economic opportunities and outcomes, and the specific objective of providing access to high quality housing. [NL Business Plan](#).

Appendix 1

Location Plan

## **1. Background**

- 1.1 The former school site at Lismore Drive, Coatbridge, was declared surplus to operational requirements by the Learning & Leisure Services Committee on 12<sup>th</sup> April 2011.
  - 1.2 The Enterprise and Housing Committee at its meeting on 5<sup>th</sup> September 2018 approved a framework agreement to progress to the next stage of the Council's New Build Programme. Planning permission for the development of 58 residential dwellings on the site was granted in November 2018.
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## **2. Report**

### **2.1 Description**

The site of the former school extends to 1.983 hectares (4.9 acres) or thereby, as illustrated on the attached location plan. The site is located in the Old Monkland district of Coatbridge; a predominantly social housing area on the south west edge of the town.

It is bounded to the north by local authority housing on Nelson Avenue, to the east by Culzean Avenue; to the south by Lismore Drive; to west by new private housing on Spey Drive & local authority housing on Cuparhead Avenue.

All school buildings have been cleared although there is still evidence of surfaced parking and outdoor playgrounds.

While the overall site is a reasonably regular shape, topography is variable over the site and, there are a number of mature trees.

### **2.2 Reallocation**

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, upgraded foundations and measures to remediate ground water. New Supply Programme team within Growth & Investment have reviewed the costs and have confirmed that they are reasonable given the extent of the works required. The amount of abnormal development costs have been assessed at £195,666.

The headline value of the site is £780,000 and therefore to competently complete this transfer, a capital sum of £584,334 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.

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## **3. Equality and Diversity**

### **3.1 Fairer Scotland**

No impact under the Fairer Scotland Duty in relation to this report.

### 3.2 Equality Impact Assessment

Consideration has been given to equality impact and no issues have been identified.

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## 4. Implications

### 4.1 Financial Impact

Provision has been made for the Housing Revenue Account to fund the transfer value of £584,334 to the General Services Account.

### 4.2 HR/Policy/Legislative Impact

There are no specific HR/ Policy/ Legislative impacts associated with this report.

### 4.3 Environmental Impact

There are no direct environmental impacts arising from this report.

### 4.4 Risk Impact

There are no specific risks associated with this report.

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## 5. Measures of success

- 5.1 The residential development will regenerate a brownfield site and help the council meet its new supply targets contributing to meeting local housing need, while creating new houses for social rent.
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**Head of Asset & Procurement Solutions**

# Appendix 1 – Location Plan

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## LOCATION PLAN - For Information Only

Title: Lismore Drive

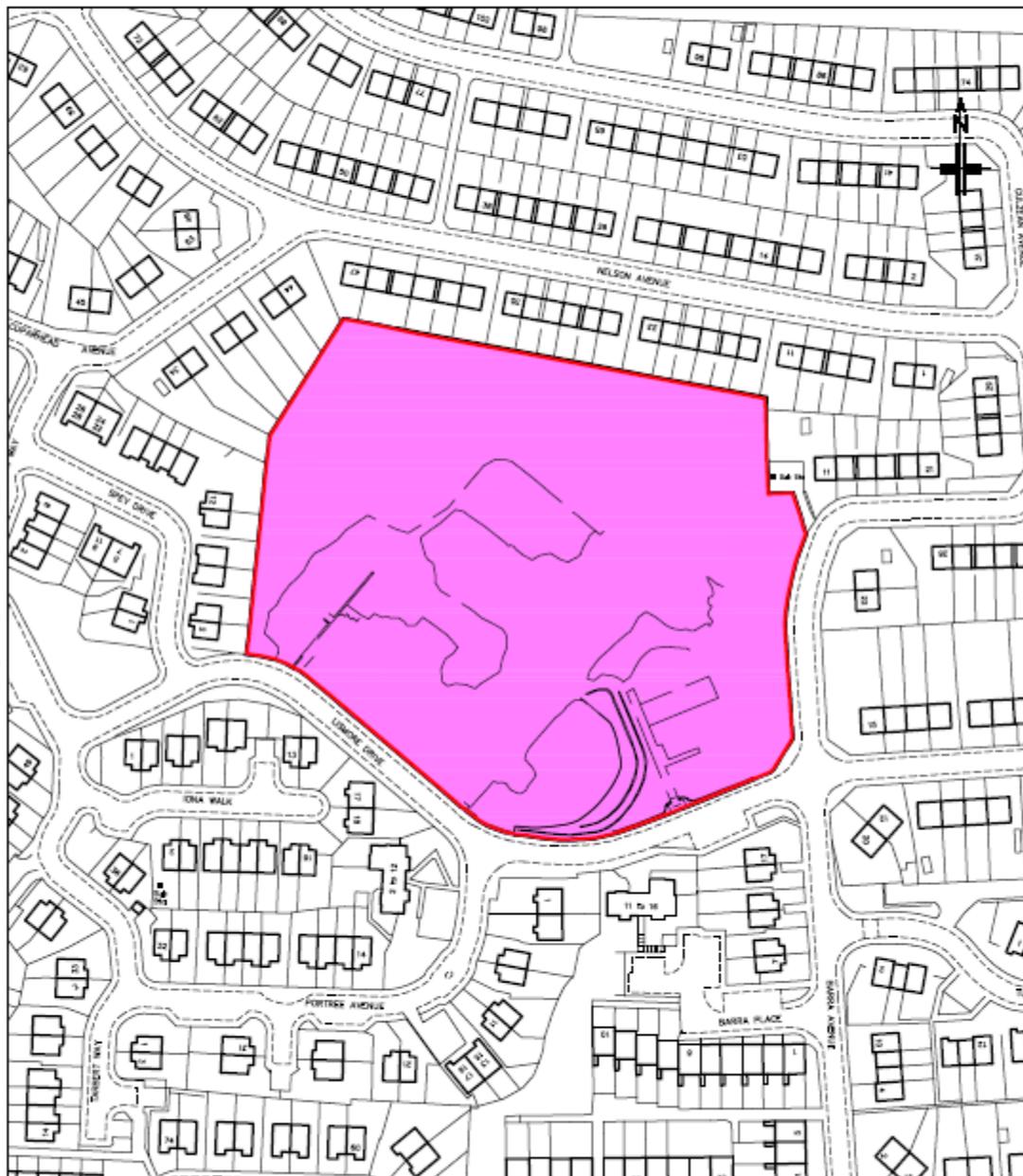
Scale 1:NTS



Town: Coatbridge

Date: 24/01/19

### ENTERPRISE & COMMUNITIES



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