

North Lanarkshire Council Report

Finance and Resources Committee

approval noting

Ref JA/CS

Date 27/11/19

Re-allocation of land at Dykehead Road, Airdrie from Environmental Assets to Enterprise & Housing Resources

From James McKinstry, Head of Asset & Procurement Solutions

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Executive Summary

The purpose of this report is to seek council consent for the re-allocation of land currently within the remit of Environmental Assets to Enterprise & Housing Resources. This will enable Enterprise & Housing Resources to develop the site with new build council housing in keeping with the council's strategy to increase council housing provision.

Recommendations

It is recommended that the Finance and Resources Committee:

- (1) Consider the contents of this report and accompanying appendix; and
- (2) Agree the proposal for this site to be re-allocated from the council's Environmental Assets to Enterprise & Housing Resources for the purpose of construction of new build council housing. It is recommended that Committee approve the re-allocation of the land from Environmental Assets to Enterprise & Housing Resources on the understanding that any SportScotland requirements are met and appropriate planning consents are obtained before any development commences.

The Plan for North Lanarkshire

Priority Improve the health and wellbeing of our communities

Ambition statement (1) Ensure a housing mix that supports social inclusion and economic growth

1. Background

- 1.1 The council's Strategic Housing Investment Plan outlines the sites that have been identified by Enterprise & Housing Resources as suitable for new build council housing provision. The site at Dykehead Road, Airdrie is included in the paper submitted to a meeting of the Enterprise and Housing Committee on 5 September 2018. The contents of that report were noted and approved in keeping with the Committee paper.
- 1.2 The land currently sits within the remit of Environmental Assets and would require to be re-allocated to Enterprise & Housing Resources so that the land falls under their remit and control in future.

2. Report

- 2.1 Enterprise and Housing Resources have approached Asset & Procurement Solutions to assist with the proposed re-allocation of land at Dykehead Road, Airdrie, extending to 33,223 square metres or thereby, from Environmental Assets to Enterprise & Housing Resources. The land is identified on the plan attached to this report at Appendix 1.
- 2.2 Environmental Assets have confirmed that they have no objection to the land being released from their remit and they have submitted a report to the Head of Asset & Procurement Solutions to that effect.
- 2.3 Where there is no objection from Services or local Members to land or property being declared Surplus and passed to another Service or marketed for sale, the Head of Asset & Procurement Solutions has delegated authority to agree the Surplus declaration without the requirement to report to Committee on every case. However, in this instance a local Member has raised questions about the loss of this amenity area for the local community and that the land serves a purpose not available in much supply in the locality. In addition, questions were raised over the current open space provision and some of the land in periodic use for a football pitch.
- 2.4 Should the site be taken forward for development, SportScotland will be formally consulted on the loss of the football pitch. In past experience where a football pitch is not in active use and SportScotland agree with this position, the way of addressing the loss of a football pitch often recommended by SportScotland is in the form of upgrading existing local sports facilities to more comprehensively serve the local community. If the development is to proceed, the impact on open space provision for the local community would require to satisfy the requirements of the council's Planning Service. The Planning Service will require to take the impact of the development into account and may impose conditions on any planning consent to mitigate the loss of open space.
- 2.5 It is recommended that Committee approve the re-allocation of the land from Environmental Assets to Enterprise & Housing Resources on the understanding that any SportScotland requirements are met and appropriate planning consents are obtained before any development commences.

3. Equality and Diversity

3.1 Fairer Scotland Duty

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

3.2 Equality Impact Assessment

Consideration has been given to the equality impact and no issues have been identified as the provision of additional social housing will benefit those in need of assistance within the community.

4. Implications

4.1 Financial Impact

An accounting payment will be required to be made between the Housing Revenue Account and the General Services Account to reflect the value of the land. This will be assessed by the Estates team of Asset & Procurement Solutions if approval of the re-allocation of the land is confirmed.

There will be a reduction in the streetscene section's maintenance costs of £11,754 per year. However there may be a financial liability to the council for future maintenance of any amenity areas within the new council housing area.

4.2 HR/Policy/Legislative Impact

There are no specific impacts under this heading associated with this report.

4.3 Environmental Impact

There are no specific impacts under this heading associated with this report.

4.4 Risk Impact

There are no specific impacts under this heading associated with this report.

5. Measures of success

- 5.1 The re-allocation of the land from Environmental Assets to Enterprise & Housing Resources will allow the development of this site for social housing in keeping with the council's strategy to increase housing capacity for the benefit of the community.
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6. Supporting documents

6.1

Appendix 1 Location Plan



James McKinstry
Head of Asset & Procurement Solutions

Appendix 1

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LOCATION PLAN - For Information Only

Title: Dykehead Road

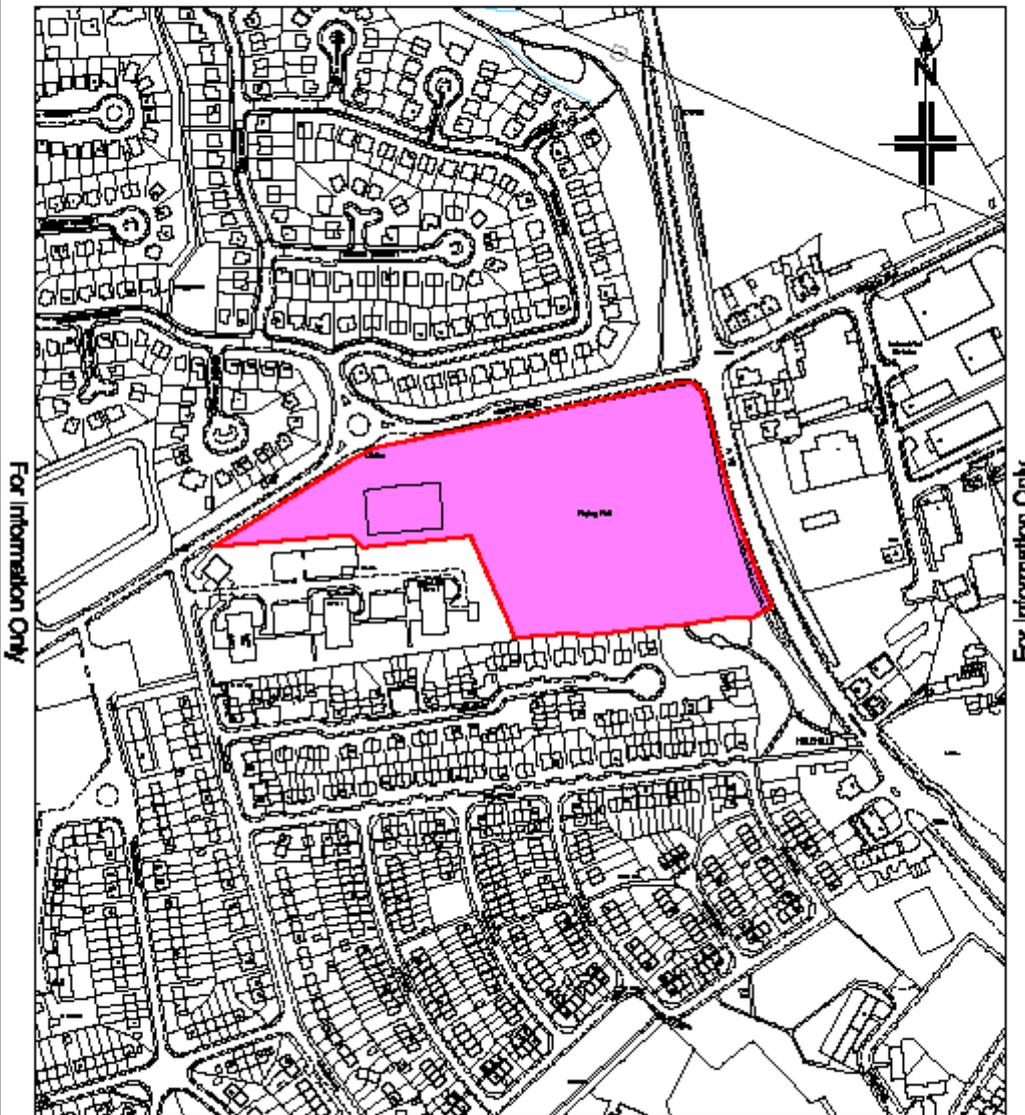
Scale 1:N.T.S.



Town: Airdrie

Date: 30/09/2019

INFRASTRUCTURE



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