

# North Lanarkshire Council Report

## Finance and Resources Committee

approval  noting

Ref JA/CS

Date 27/11/19

## Re-allocation of land at Mabel Street, Motherwell from Environmental Assets to Enterprise & Housing Resources

**From** James McKinstry, Head of Asset & Procurement Solutions

**Email** sullivanc@northlan.gov.uk

**Telephone** Chris Sullivan 01698 302993

### 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. Committee approval is sought to re-allocate the land from Environmental Assets to Enterprise and Housing Resources on the understanding that reasonable steps will be undertaken to provide the boxing club with alternative premises prior to any work to develop the site commencing.

### 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 Mabel Street, Motherwell 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.

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## **2. Report**

- 2.1 Enterprise and Housing Resources have approached Asset & Procurement Solutions to assist with the proposed re-allocation of land at Mabel Street, Motherwell, extending to 6,434 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, at present the Forgewood Boxing Club occupies a single storey huttred facility on the site. During the consultation process two local members commented that they had concerns that Forgewood Boxing Club had not yet agreed a location or type of suitable premises that would suit a relocation of the Boxing Club. With this in mind they requested that “some form of provision is put in place to allow the continued use of the premises, as is, up until the club sign off and take lease of an agreeable premises. This should also allow a reasonable time for moving of equipment.” It is the council’s intention, via North Lanarkshire Properties, to make available suitable alternative premises for the boxing club to relocate to prior to any development of the site commencing. Committee approval is sought to re-allocate the land from Environmental Assets to Enterprise and Housing Resources on the understanding that reasonable steps will be undertaken to provide the boxing club with alternative premises prior to any work to develop the site commencing.
- 2.4 Enterprise & Housing Resources applied for planning consent for the development of the land for social housing. The council’s Planning and Place issued a Decision Notice on 18 June 2019 confirming agreement to the development of the land from a planning perspective under reference 19/00161/FUL.

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## **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.

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#### **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 £1,698 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.

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

- 5.1 The re-allocation of the land from Environmental Assets to Enterprise and 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

