

# North Lanarkshire Council Report

## Finance and Resources Committee

approval  noting

**Ref** 90021770/DMcC

**Date** 12/03/20

## Land Re-allocation – Caledonian Avenue, Bellshill.

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

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### Executive Summary

The purpose of this report is to seek committee approval for the transfer of two areas of land held by Environmental Assets to Planning and Regeneration for inclusion in the New Build programme.

### Recommendations

It is recommended that the Finance and Resources Committee:

1. Approve the land transfer of the site at Caledonian Avenue, Bellshill from Environmental Assets to Planning and Regeneration on the terms detailed in Section 2.2 of this report.
2. All other terms and conditions to be adjusted by the Head of Asset and Procurement Solutions

### The Plan for North Lanarkshire

Priority Improve economic opportunities and outcomes

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

## **1. Background**

- 1.1 The land was declared surplus by the Finance & Resources Committee on 18<sup>th</sup> September 2019.

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## **2. Report**

### **2.1 Description**

The development area comprises 2 sites. Site A, a large rectangular site of maintained grass open space intersected by 2 footpaths bounded by Nobles View to the south, Caledonian Avenue to the east, West End Drive to the west and Summerhill Way to the north.

Site B, is a small site which is a former access road and grassed area with mature trees at the northern end of Caledonian Avenue, adjacent to recently demolished lock-up garages (also included within the overall development area).

The proposal is to develop 27 NLC social housing units as part of the council's overall transformation strategy. The proposed development would consist of a mixture of wheelchair access bungalows, cottage flats and traditional 2-storey terraced housing.

### **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. The New Supply team 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 £95,300.

The headline value of the land is £600,000 and therefore to competently complete this transfer, a capital sum of £504,700 is to be paid from the Housing Revenue Account to the General Services 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 Duty**

There is no requirement to carry out an assessment in this regard.

### **3.2 Equality Impact Assessment**

There is no requirement to carry out an assessment in this regard.

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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 £504,300 to the General Services Account.

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

There are no specific impacts.

4.3 Environmental Impact

There are no specific impacts.

4.4 Risk Impact

There are no particular risks with regard to the proposal.

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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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**6. Supporting documents**

- 6.1 Appendix 1 Location Plan

A handwritten signature in black ink that reads "James McKinstry". The signature is written in a cursive style with a long horizontal stroke at the end.

**JAMES MCKINSTRY**  
Head of Asset and Procurement Solutions

# Appendix 1: Location Plan

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## LOCATION PLAN - For Information Only

Title: Caledonian Avenue

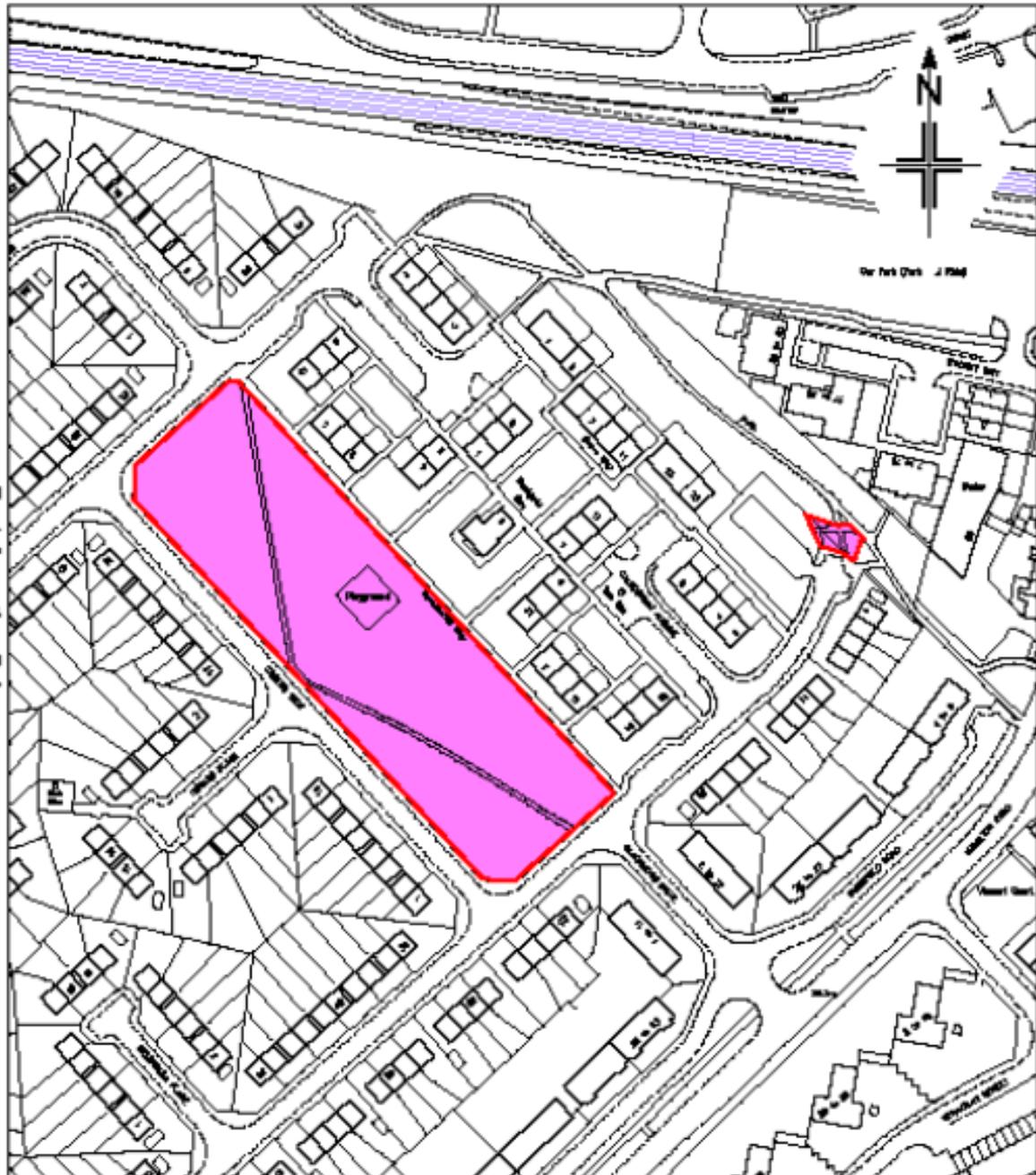
Scale 1:N.T.S.



Town: Bellshill

Date: 30/07/19

### INFRASTRUCTURE



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