

# North Lanarkshire Council Report

## Finance and Resources Committee

approval  noting

**Ref** R3890132/DMcC

**Date** 12/03/20

## Land Re-allocation – Community Road, 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 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. Approves the land transfer of the site at Community Road, Bellshill from Environmental Assets to Planning and Regeneration on the terms detailed in Section 2.2 of the 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 Head of Asset & Procurements Solutions acting under delegated authority on 24<sup>th</sup> May 2019.

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## **2. Report**

### **2.1 Description**

The application site is currently a public open space within a large residential area in the Orbiston Area of Bellshill. The site covers an area of approximately 1.2 Hectares and is used as an informal recreational open space.

The site is relatively flat and covered with maintained grass. There is a set of football goalposts centrally located within the site although no pitch is formally lined out. The site is bound to the south east and west by mature woodland beyond which lie established residential areas of two storey traditional dwellings and to the north by Community Road with traditional rows of two storey terraced dwellings facing the site on the north side of the road. An informal pedestrian access exists from McLean Drive to the southeast.

The proposal is to develop 29 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 £385,000.

The headline value of the site is £533,000 and therefore to competently complete this transfer, a capital sum of £148,000 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 £148,000 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**

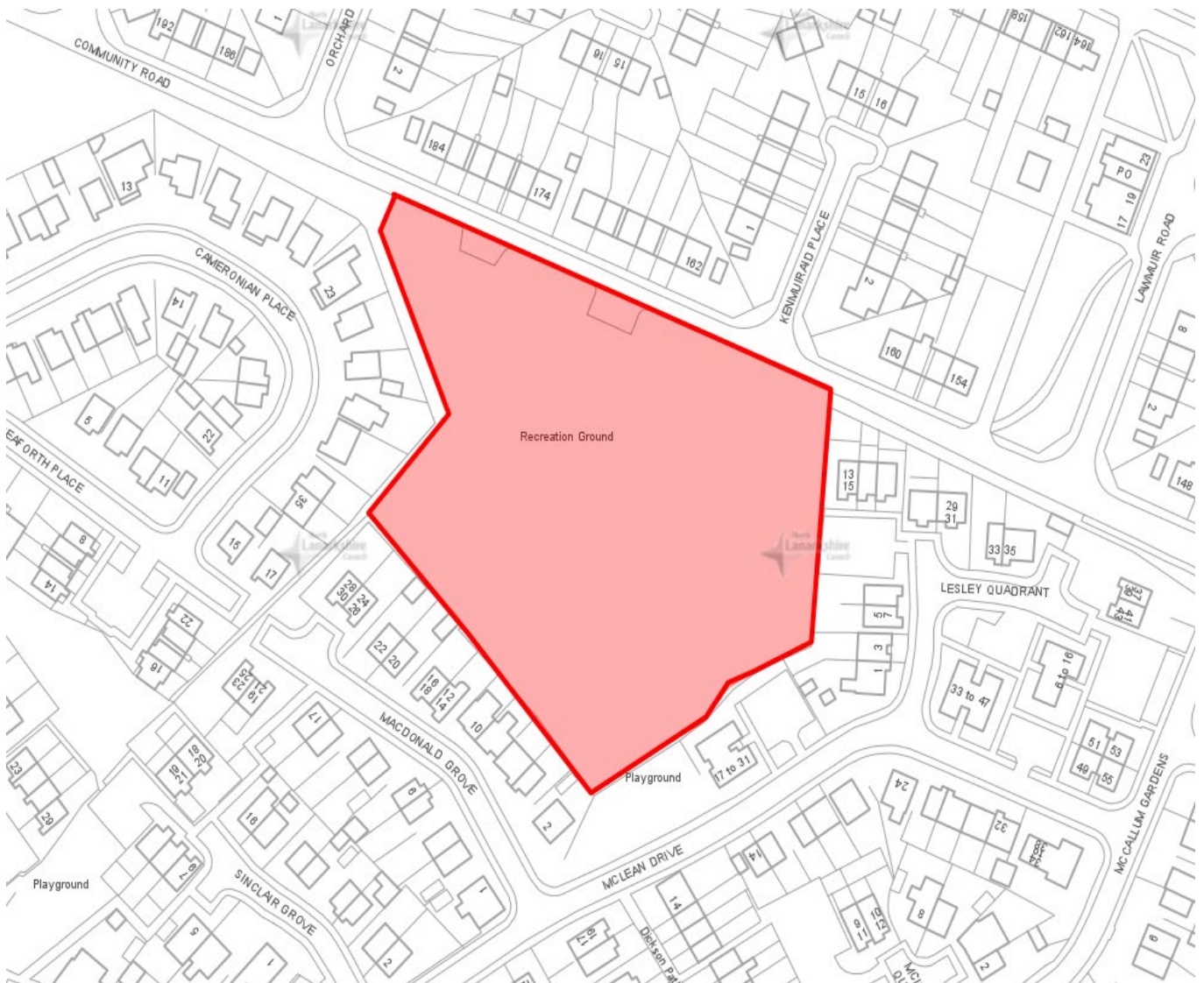
## Appendix 1: Location Plan

### ENTERPRISE & COMMUNITIES Asset & Procurement Solutions

North Lanarkshire Council  
Fleming House  
2 Tryst Road  
Cumbernauld G67 1JW



### Location Plan – For Information Only



### Community Road, Bellshill

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