

North Lanarkshire Council Report

Finance and Resources Committee

approval noting

Ref L0790033/DMcC

Date 12/03/20

Land Re-allocation – Roberts Street, Wishaw.

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 Health and Social Care 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 Roberts Street, Wishaw from Health and Social Care 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 former Belhaven House Care Home in Roberts, Street, Wishaw was declared surplus by the Housing & Social Work Services Committee on 28th April 2016.
- 1.2 The buildings were subsequently demolished in November 2017.

2. Report

2.1 Description

The development site comprises a large irregular shaped site of unmaintained open space. The site is bounded on three sides by public roads (Dryburgh Road, Kitchener Street and Roberts Street) and industrial units to the east.

The proposal is to develop 16 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 £85,323

The headline value of the site is £285,000 and therefore to competently complete this transfer, a capital sum of £199,677 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.

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.

4. Implications

4.1 Financial Impact

Provision has been made for the Housing Revenue Account to fund the transfer value of £199,677 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.

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.

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

LOCATION PLAN - For Information Only

Title: Roberts Street

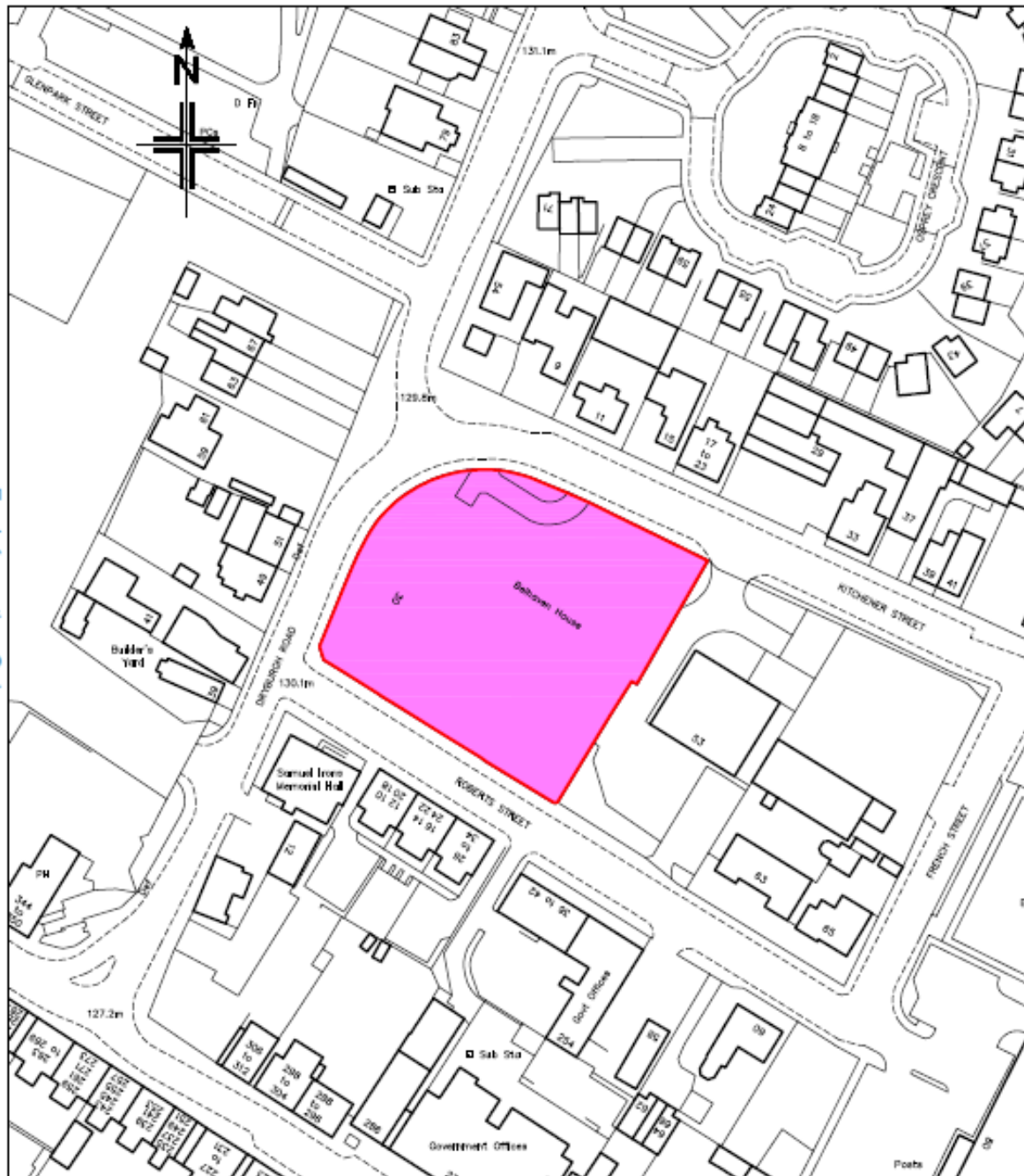
Scale 1:N.T.S.



Town: Wishaw

Date: 04/02/2020

ENTERPRISE & COMMUNITIES



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