

North Lanarkshire Council Report

Housing and Regeneration Committee

approval noting

Ref KD/PH

Date 20/05/20

Future New Build Sites

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Executive Summary

The council has an adopted target to deliver 5,000 new affordable rented homes by 2035. To date 772 new build houses have been completed with a further 146 homes under construction. To ensure an adequate supply of sites for the new build programme, potential council owned sites continue to be evaluated for their suitability for inclusion within the programme. The sites outlined within this report have been assessed and are recommended for inclusion within the new-build programme subject to the conclusion of detailed ground investigations, full title checks and appropriate statutory consents.

Recommendations

It is recommended that the Committee approves the inclusion of the proposed sites, as outlined in section 2.1 and Appendix 1 of this report, within the new-build programme.

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 council has an approved programme to deliver 5,000 new homes by 2035, which although predominantly new build homes also includes properties purchased through the council's Buy Back Schemes. To date, 772 new build homes have been completed, with a further 146 homes under construction. In addition 376 homes have been purchased through the Buy Back schemes.
 - 1.2 The acceleration of the new build programme and the commitment to increase the target to 5,000 new homes, is linked to the potential re-provisioning of all of the council's multi storey flats over the next 20 years. The first phase of the re-provisioning programme, including 1,700 flats was approved at committee in May 2018. There is therefore a need to identify additional potential sites to assist with increasing supply and to support the process of re-housing tenants from the blocks earmarked for demolition. This includes the identification of sites that are immediately adjacent to blocks within the demolition programme to create larger sites for re-development.
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2. Report

- 2.1 To ensure an adequate supply of sites for the new build programme, potential council owned sites continue to be evaluated for their suitability for inclusion within the programme. The sites outlined below have been identified and are recommended for inclusion within the new-build programme subject to the conclusion of detailed ground investigations, full title checks and relevant statutory consents It is proposed that development be considered at the following sites:

- Glenacre Drive, Airdrie – approximately 15 units.
- Gibb Street, Chapelhall – approximately 40 units.
- Graham Street, Wishaw – approximately 18 units.

Both Glenacre Drive, Airdrie and Gibb Street, Chapelhall are held on the HRA account, while Graham Street, Wishaw has been declared surplus. The site at Graham Street is being developed in conjunction with the planned redevelopment of the King Street site, as part of the council's wider ambition plans for the town centres.

There will be further discussion with Play Services regarding the replacement of the play area at Gibb Street.

Site location plans are included for each of these sites within Appendix 1 to this report. Consultation with local elected members and the North Lanarkshire Federation of Tenants and Residents Associations has been undertaken and no objections to these sites have been received.

- 2.2 In addition to the recommended new sites to be included within the new-build programme, two sites have been removed from the Council's new build housing programme: the former Abronhill High School site, Cumbernauld and land to the north of Bon Accord Crescent, Shotts. The former Abronhill High School site has been removed from the Council's new house building programme as it is being considered for potential inclusion in the Council's Community Hub Programme. The site at Bon Accord Crescent, Shotts, became uneconomical to develop for 2 main reasons:

detailed ground investigations discovered heavy concentrations of peat and this combined with the lack of viable surface water sewer connections which accord with Scottish Water's recent stricter application of their surface water drainage policy caused the site to become uneconomical to develop. The New Supply team is actively exploring other options to deliver homes in both Cumbernauld and Shotts.

3. Equality and Diversity

3.1 Fairer Scotland Duty

The new build programme includes measures that will help reduce inequalities of outcome through certain design features including:

- Housing for Varying Needs to make homes as accessible as possible;
- Secure by Design to make homes and the surrounding environment as safe and secure as possible;
- Achieving the Scottish Government requirements for Greener Homes to
- reduce the incidence of fuel Poverty;
- Facilitating improved access to high speed internet capabilities including installation of 'fibre to the property';

3.2 Equality Impact Assessment

An Equality Impact Assessment has been conducted for the Delivery of additional housing stock and the contribution to Local Housing Strategy, Strategic Housing Outcomes.

4. Implications

4.1 Financial Impact

The cost of undertaking site investigations and constructing houses on the sites identified will be contained within the overall budget for the new build programme within the Housing Revenue Account.

4.2 HR/Policy/Legislative Impact

There are no HR/Policy/legislative impacts arising from this report.

4.3 Environmental Impact

Intrusive ground investigations will be undertaken as part of the due diligence associated with determining the suitability of sites for development. This is undertaken in liaison with Environmental Health (Pollution Control) to ensure that appropriate investigations are undertaken.

The new homes are built to higher energy efficiency and sustainability standards, which helps to reduce future carbon emissions from the properties. This is done via a fabric first approach to development, while incorporating renewable technologies where appropriate.

The Council's New Supply Programme will ensure that the impact on the Council's carbon footprint is mitigated. The specifications incorporated within the contract documentation will: deliver reduced energy need; encourage sustainable construction; promote health and wellbeing; reduce waste and resources through effective storage, collection and composting of waste and recyclable materials and; include measures which will reduce CO2 emissions.

4.4 Risk Impact

Risk associated with the New Supply Programme is managed within the New Supply Risk Register process. By undertaking detailed Ground Investigation and other relevant site assessments, prior to proceeding with the development of any particular site, the council is mitigating the risk of unforeseen costs relating to ground conditions, although this risk cannot be eliminated entirely.

5. Measures of success

5.1 The success of the council's new supply programme is measured in terms of:

- Achievement of target completions of 5,000 completions by 2035.
- Delivery of projects within budget.
- Quality of housing delivered.

6. Supporting documents

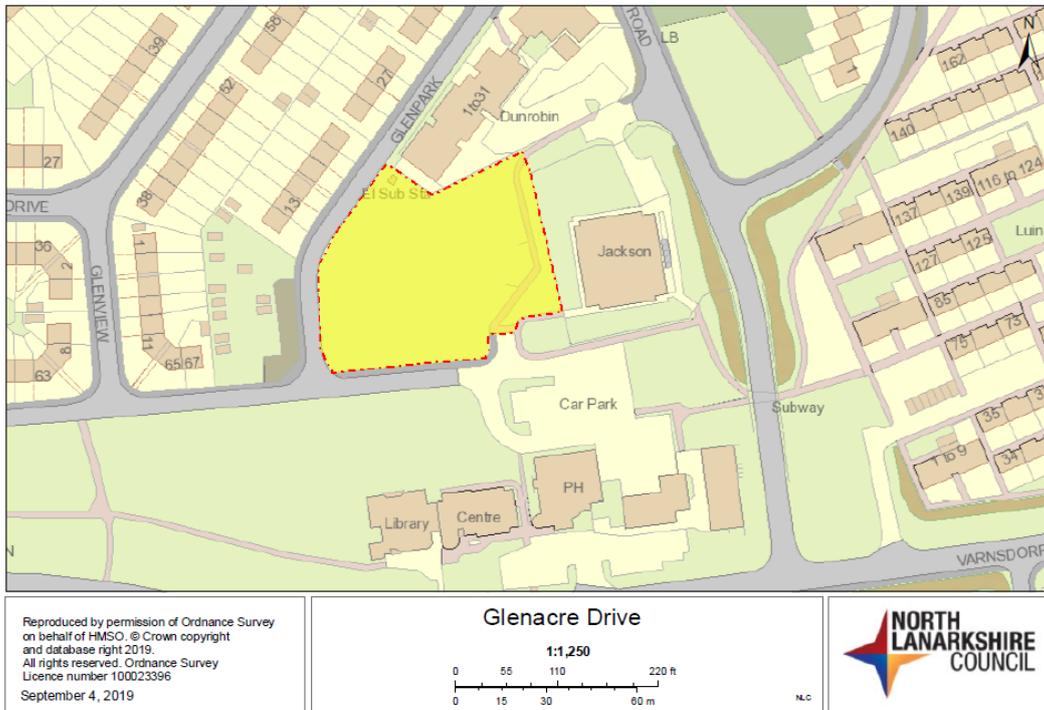
Appendix 1 Location Plans of Sites to be Considered



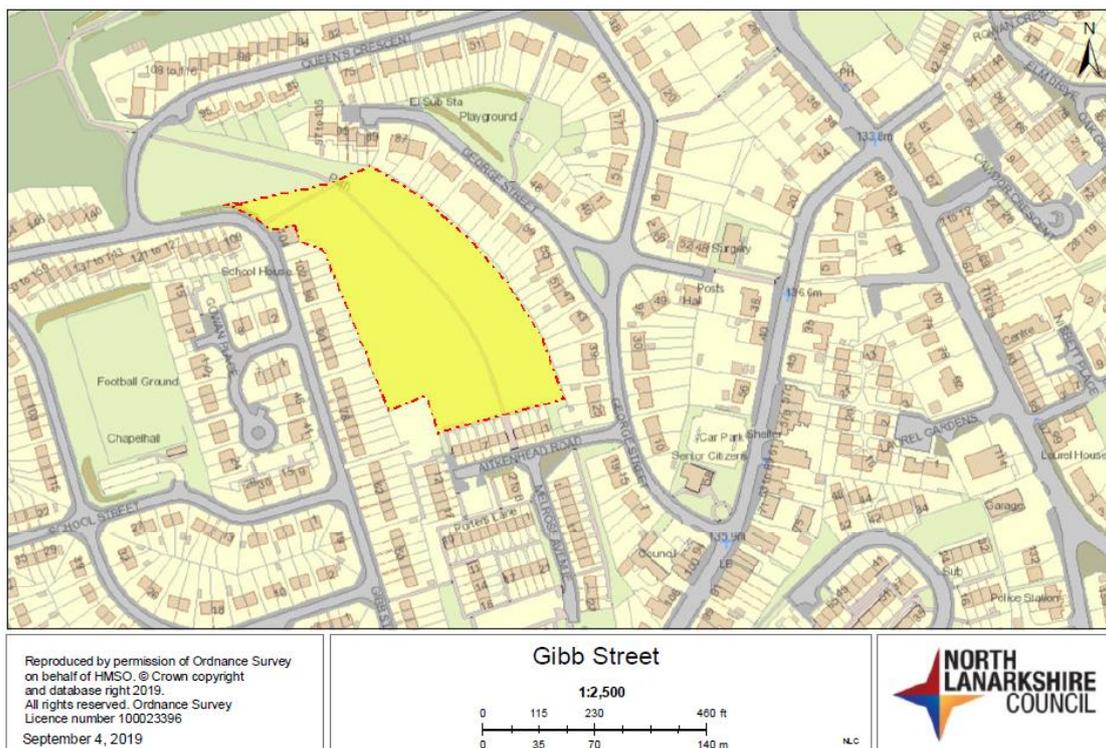
Pamela Humphries
Head of Planning & Regeneration

General Outline of Site Locations

- **Glenacre Drive, Airdrie – approximately 15 units.**



- **Gibb Street, Chapelhall – approximately 40 units.**



- **Graham Street, Wishaw – approximately 18 units.**

