

North Lanarkshire Council Report

Finance and Resources Committee

approval noting

Ref SD/IM

Date 28/05/2020

Site at Ravenscliff Road, Ravenscraig, Motherwell

From James McKinstry, Head of Asset and Procurement Solutions

Email martini@northlan.gov.uk

Telephone Ian Martin
Tel: 01236 632667

Executive Summary

This report concerns the purchase of a development site from Ravenscraig Ltd to be used for future housing as part of the new supply programme.

Recommendations

It is recommended that the Committee:

1. Approves the proposal to purchase the property detailed within this report; and
2. All other terms and conditions to be adjusted by the Head 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 regeneration of North Lanarkshire's town centres and their redevelopment as modern high quality, mixed use spaces with a much stronger focus on residential provision, is one of the key objectives of North Lanarkshire's Economic Regeneration Delivery Plan (ERDP).
- 1.2 The subject site has been leased by the Building Research Establishment (BRE) for 10 years, said lease due to expire on 24 Nov 2020. In line with the council's ERDP, Planning & Regeneration Services wish to acquire the site, retain BRE as a tenant for a period and thereafter build new homes upon it.

- 1.3 BRE wish to extend their lease which will allow NLC to draw upon their expertise locally whilst the rental income will offset the overall purchase price of the site.
-

2. Report

2.1.1 The subjects comprise a serviced site of approximately 0.78 Hectares (2 acres) located on the south side of Ravenscliff Road, Ravenscraig, Motherwell. Shown highlighted on the plan attached at appendix 1.

2.1.2 BRE wish to extend their lease for 5 to 10 years and terms are currently being discussed. The residential development will contribute to the regeneration of Ravenscraig whilst helping to meet housing needs and support the re-provisioning plans for the demolition of flats in the areas of Coursington and Airbles Road.

2.1.3 Planning & Regeneration Services will use funding from its HRA Fund.

2.1.4 The Head of Housing, Planning & Regeneration is in full support of the proposal.

2.2 Proposal

Following the expiry of BRE's lease, the creation of between 20 and 24 units upon the site will be undertaken to boost NLC housing stock.

2.3 A headline price of £700,000 has been provisionally agreed for the acquisition subject to a satisfactory site investigation, the findings of which are expected imminently. No adverse ground conditions are anticipated therefore the proposed price may not decrease however, importantly, there is no scope for it to increase.

3. Equality and Diversity

3.1 Fairer Scotland

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;
- Higher energy efficiency standards to help 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

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

4. Implications

4.1 Financial Impact

The purchase will be funded from the HRA Fund.

4.2 HR/Policy/Legislative Impact

Legal Services will provide advice and assistance with drawing up the appropriate legal documents for this transaction.

4.3 Environmental Impact

The environmental impact of this development will be addressed through the statutory consent process.

4.4 Risk Impact

4.4.1 The project could be at risk should the necessary consents not be forthcoming.

4.4.2 The due diligence which will be conducted will mitigate or minimise potential risk to the council.

5. Measures of success

5.1 The measure of success will be the redevelopment of a prominent housing site with the delivery of new homes for rent to address housing needs.

- Delivery of projects within budget
- Quality of housing delivered

5.1 The proposal will increase new supply to meet demand and generate rental income.

6. Supporting Documents

6.1 Appendix 1 - Location Plan



JAMES MCKINSTRY
Head of Asset and Procurement Solutions

APPENDIX 1 – LOCATION PLAN

LOCATION PLAN - For Information Only

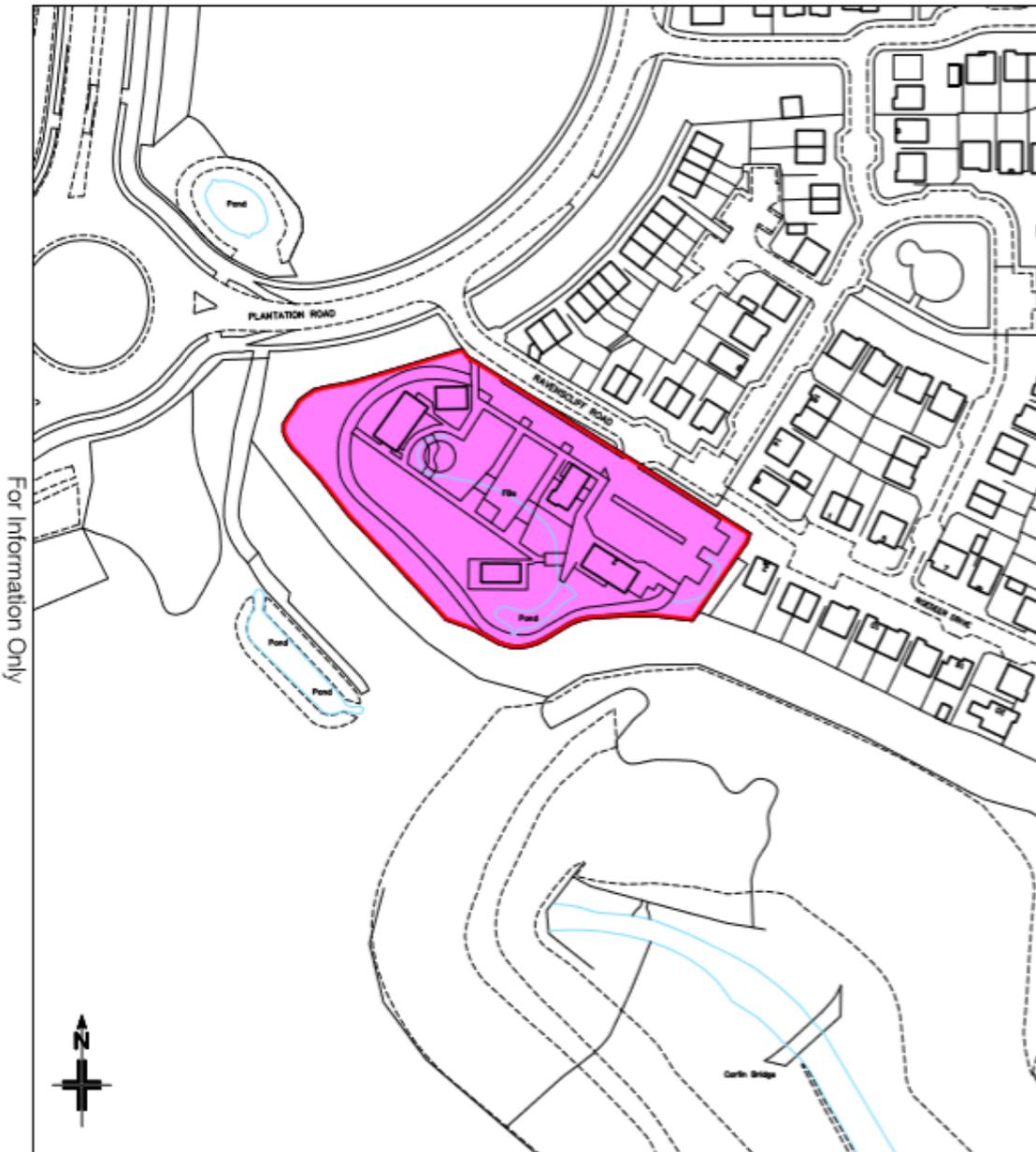
Title: Site at Ravenscliff Road, Ravenscraig Scale 1:NTS



Town: Motherwell

Date: 28/04/2020

ENTERPRISE & COMMUNITIES



CARTOGRAPHIC & MAPPING SERVICES

Reproduced from or based upon Ordnance Survey Mapping with the permission of the Controller of H.M. Stationery Office. Crown Copyright Reserved. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. O.S. Licence Number LA 100023398

Head of Asset & Procurement Solutions
North Lanarkshire Council
Fleming House
2 Tryst Road, Cumbernauld
G67 1JW