

# North Lanarkshire Council Report

## Finance and Resources Committee

approval  noting

**Ref** DMcC/WARD 18

**Date** 24/09/20

## 12-14 Draffen Street, 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 proposed acquisition of the property at 12-14 Draffen Street, Motherwell.

### Recommendations

It is recommended that the Finance and Resources Committee:

1. Approves the proposed acquisition detailed in this 2.3 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 In May 2018, committee approved a report that set out proposals to develop a comprehensive, long-term Economic Regeneration Delivery Plan to co-ordinate the physical and economic regeneration of North Lanarkshire, increase economic output and help address social and economic inequality.
  - 1.2 In May 2019 an update report was presented to committee on the progress being made on the development and delivery of North Lanarkshire's Economic Regeneration Delivery Plan (ERDP).
  - 1.3 In November 2019, committee approved the acquisition of this property using funding from the Scottish Governments Town Centre Fund.
- 

## **2. Report**

- 2.1 The acquisition and demolition of 12-14 Draffen Street (to support longer term plans for housing development within this area as part of the tower provisioning programme) was initially identified as a potential Town Centre Fund (TCF) project (with the cleared site to be transferred to HRA). However, as this fund has been fully allocated to alternative projects, the acquisition and demolition of this property will now be directly funded by the council's Housing Revenue Account.
  - 2.2 It is proposed that the property will be demolished and the land included in a larger site after the demolition of the adjacent Allan, Coursington and Draffen tower blocks. Thereafter, the enlarged site will be re-developed with new social housing.
  - 2.3 Provisional agreement has been reached with the owners of 12-14 Draffen Street and a purchase price of £360,000 has been agreed.
- 

## **3. Equality and Diversity**

### **3.1 Fairer Scotland Duty**

The purchase of this property will help address inequality through the provision of high quality housing for rent which will help address housing need. The new properties will be built to Housing for Varying Needs standards making them more accessible for people with a physical disability.

- 3.2 An Equality Impact Assessment has been completed for the new supply programme.
- 

## **4. Implications**

### **4.1 Financial Impact**

Provision has been made within the council's Housing Revenue Account to fund the purchase of this property.

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

There are no specific HR/Policy/Legislative impacts arising directly from the approval of the proposal.

#### 4.3 **Environmental Impact**

The new homes will be more energy efficient contributing to the reduction in CO<sup>2</sup> emissions.

#### 4.4 **Risk Impact**

There are no specific risk impacts arising out of the proposal.

---

### 5. **Measures of success**

5.1 The acquisition of this property will help the council meet its new supply targets and will contribute to meeting local housing need.

---

### 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**

**ENTERPRISE & COMMUNITIES  
Asset & Procurement Solutions**

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

**Location Plan – For Information Only**



**12/14 Draffen Street, Motherwell**

Reproduced from or based upon Ordnance Survey Mapping with the permission of the controller of H.M. Stationary Office. Crown Copyright Reserved. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

O.S. License Number LA09041L.