

North Lanarkshire Council Report

Finance and Resources Committee

approval noting

Ref DMcC/WARDS 6

Date 24/09/20

Purchase of new houses at Glenboig – Muir Homes

From James McKinstry, Head of Asset and Procurement Solutions

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Executive Summary

This report concerns the proposed acquisition of 15 new build houses from Muir Homes at Garnqueen, Glenboig.

Recommendations

It is recommended that the Finance and Resources Committee:

1. Approve the proposed acquisitions detailed in section 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 Muir Homes have received planning permission for the erection of 158 houses at Garnqueen, Glenboig and are currently on phase two of their development. The council are proposing to purchase 15 units in this development as part of its new build programme. The houses to be purchased by the council will be built to meet Housing for Varying Needs Standards and achieve Sustainability Standard Silver Aspects 1 & 2 and as such will meet the Scottish Government requirement for 'greener standards'.
- 1.2 The houses to be acquired are shown highlighted with an asterisk on the attached plan.
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2. Report

2.1 Description

As noted above Muir Homes have received planning consent for the proposed development of 158 houses on a site which is approximately 6.5 hectares (16.05 acres) in size. The site comprises two large agricultural fields separated by a linear section of woodland and were previously used for grazing. The site is bound by a local nature reserve to the west separated by a mature hedge line and residential properties on Garnqueen Crescent and Glenheath Drive to the north, open agricultural fields lie to the east, the south of the site is bounded by fields terminating at the railway line to the south. The two fields are delineated by a mature hedgerow running around their boundary.

- 2.2 Muir Homes is developing the remaining 143 units on the site for sale. These comprise of 2, 3 and 4 bedroom terraced, semi-detached and detached houses.

2.3 Proposed Terms for Purchase

These will meet Housing for Varying Needs Following discussions with Muir Homes it has been provisionally agreed that the purchase prices for the properties are as listed below:-

Number of properties	Type	Accommodation	Price Per Unit
9	Ailsa	4 person/3 apartment (2 bedroom) mid-terrace house	£153,250
6	Lewis	4 person/4 apartment (3 bedroom) end-terrace houses	£175,250

This will give a total purchase price of £2,430,750.

3. Equality and Diversity

3.1 Fairer Scotland Duty

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

3.2 Equality Impact Assessment

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 these properties.

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 CO² 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 these properties will help the council meet its new supply targets and will contribute to meeting local housing need.

6. Supporting documents

Appendix 1 Location Plan



JAMES MCKINSTRY
Head of Asset and Procurement Solutions

Location Plan

**ENTERPRISE & COMMUNITIES
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North Lanarkshire Council
Fleming House
2 Tryst Road
Cumbernauld G67 1JW



Location Plan – For Information Only



★ Denotes properties to be acquired.

Garnqueen, Glenboig

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