

North Lanarkshire Council Report

Finance and Resources Committee

approval noting

Ref DMcC/TM

Date 24/09/20

Proposed Purchase of Houses at Gartferry Road, Chryston from Allanwater Homes

From James McKinstry, Head of Asset and Procurement Solutions

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Executive Summary

This report concerns the proposed acquisition of 22 new houses at Gartferry Road, Chryston from Allanwater Homes Limited to support the council's new housing supply programme.

Recommendations

It is recommended that the Committee:

- i) Approve the purchase of 22 houses, from Allanwater Homes Limited subject to a satisfactory legal agreement being concluded.
- ii) 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

Background

- 1.1 The site is located within the former Lanrig Holdings farmstead off Gartferry Road in Chryston. This is the last remaining plot to be developed. The council have previously purchased affordable units in the other developments by Persimmon and Bellway. This site is zoned as Policy HCF 2A1 (Sites for Short Term Housing Development) in the North Lanarkshire Local Plan 2012. This site is covered by the Affordable Housing Policy which sets out the requirements developers need to meet in respect of the provision of affordable housing sites and this is set at 25%.
- 1.2 Allanwater Homes have received planning permission for the erection of 90 houses at Gartferry Road, Chryston and have an affordable housing policy obligation in relation to this site. The council are proposing to purchase these 22 units 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.
- 1.3 The houses to be acquired are shown highlighted with an asterisk on the attached plan.

2. Report

2.1 Description

As noted above Allanwater Homes have recently received planning consent for the proposed development of 90 houses and is approximately 4 hectares (9.88 acres) in size. It is characterised by rough pasture which falls towards the middle of the site and then rises gently in a northern direction. It is located on the northern periphery of Chryston to the west of Gartferry Road and north of Main Street (behind properties 49 – 77). The established properties in the area comprise a mix of types and sizes, with a recent development of 3 new properties at 7 Gartferry Road. The site lies adjacent to a wider residential land zoning to the west.

- 2.2 Allanwater Homes is developing the remaining 68 units on the site for sale. These comprise of 3, 4 and 5 bedroom terraced, semi-detached and detached houses.

2.3 Proposed Terms for Purchase

Following negotiations with Allanwater Homes it has been provisionally agreed that the Council will purchase the following properties:-

Number of properties	Accommodation	Price Per Unit
7	4 person/3 apartment (2 bedroom) ground floor cottage flats	£130,000
7	4 person/3 apartment (2 bedroom) upper floor cottage flats	£142,000
8	5 person/2 apartment (3 bedroom) terraced house	£150,813

This will give a total purchase price of £3,110,504. The council will also be liable for Land and Buildings Transaction Tax estimated at £11,120.

3. Equality and Diversity

3.1 Fairer Scotland

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

6.1 Location Plan



JAMES MCKINSTRY
Head of Asset and Procurement Solutions

Location Plan

ENTERPRISE & COMMUNITIES

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



Location Plan – For Information Only



★ Denotes properties to be acquired

Title	AHP Purchases at Gartferry Road, Chryston from Allanwater Homes	Date	19 June 2020
		Drawing No.	