

North Lanarkshire Council Report

Housing and Regeneration Committee

approval noting

Ref PH/KD

Date 25/11/20

New Supply Programme - Future 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 162 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 162 homes under construction. In addition, 405 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.
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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:

- Former BRE site, Ravenscraig – approximately 24 units.
- Windmillhill Street, Motherwell – approximately 4 units – conversion/refurbishment (town centre project).
- Former Motherwell Town Hall, 1-11 High Road, Motherwell – approximately 20 units – conversion/refurbishment (town centre project).

Site location plans are included for each of these sites within Appendix 1 to this report.

- 2.2 Consultation with local elected members and North Lanarkshire Federation of Tenants and Residents Associations has been undertaken and no objections to these sites have been received.
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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 via the New Supply Team 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 North Lanarkshire Council's 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

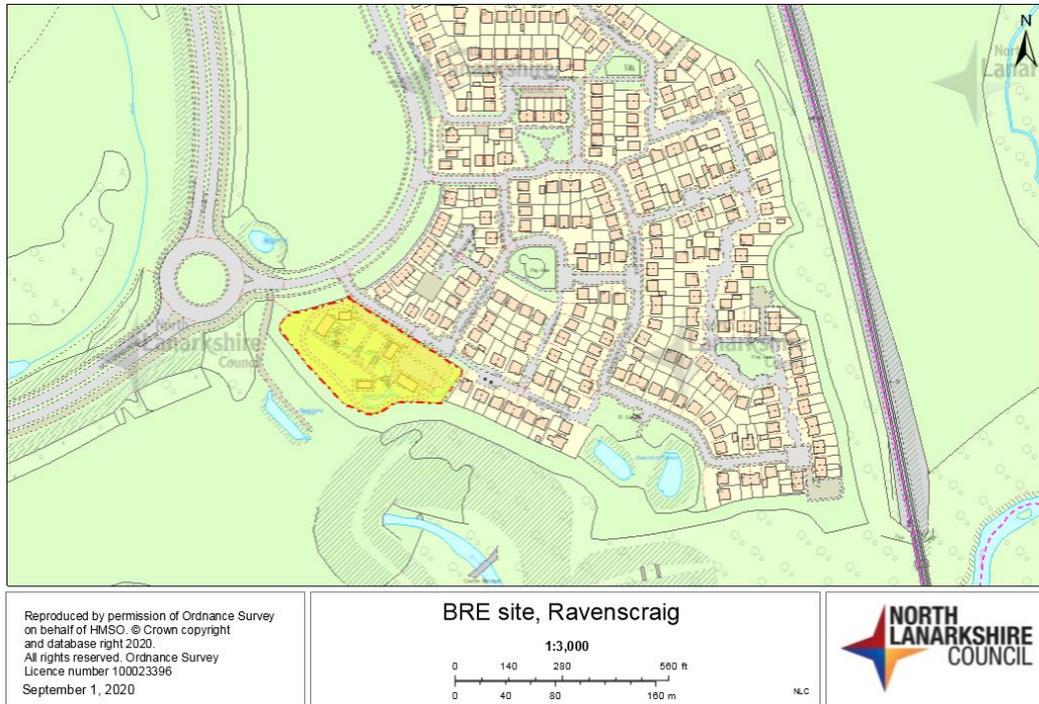
Appendix 1 Location Plans of Sites to be Considered



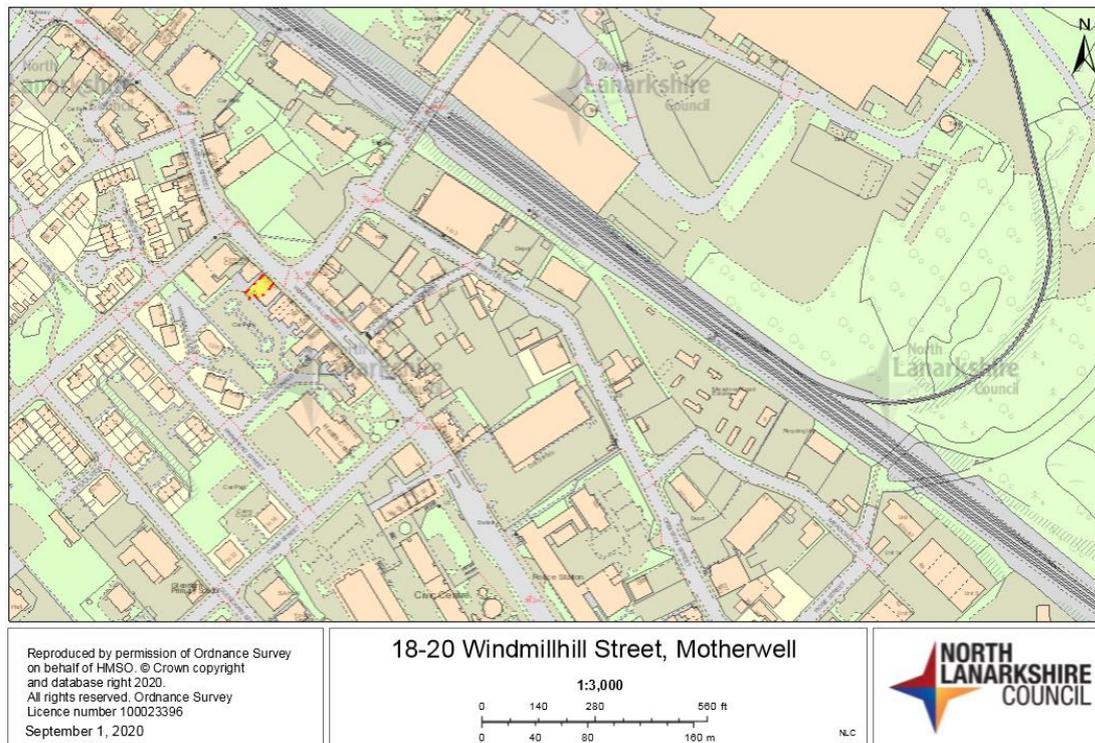
Pamela Humphries
Head of Planning & Regeneration

General Outline of Site Locations

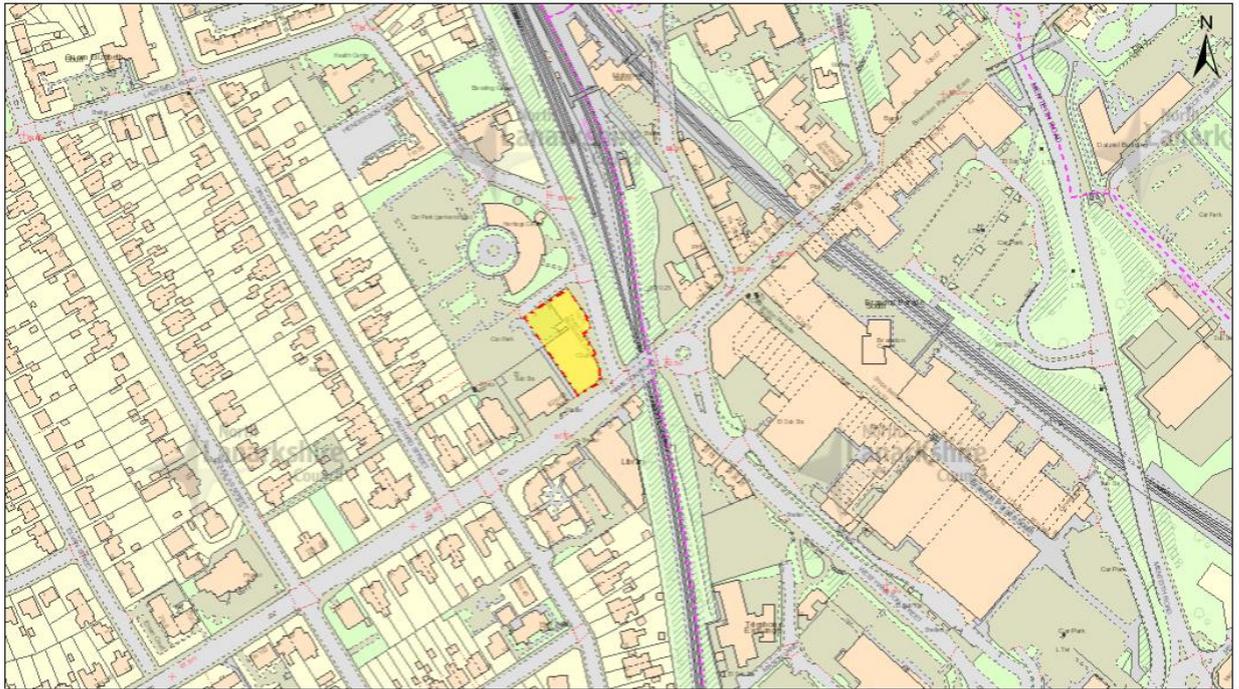
- **Former BRE site, Ravenscraig – approximately 24 units.**



- **Windmillhill Street, Motherwell – approximately 4 units.**

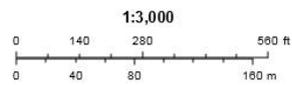


- **Former Motherwell Town Hall, 1-11 High Road, Motherwell – approximately 20 units.**



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Motherwell Town Hall, Motherwell



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