

North Lanarkshire Council Report

Finance and Resources Committee

Does this report require to be approved? Yes No

Ref IM/JR

Date 04/03/26

Land Reallocation – Former St Mary’s School Site, Hill Street, Caldercruix ML6 7PZ

From James McKinstry, Chief Officer (Assets and Procurement)

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Executive Summary

The purpose of this report is to seek committee approval for the transfer of land held by Education & Families for inclusion in the new build programme.

Recommendations

It is recommended that the Finance and Resources Committee:

- (1) Approves the land transfer of a site at Hill Street, Caldercruix from Education and Families to Planning and Regeneration on the terms detailed in Section 2.2 of this report.
- (2) All other terms and conditions to be adjusted by the Chief Officer (Assets & Procurement).

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
Programme of Work	Transforming Places

1. Background

- 1.1 The former school site at Hill Street, Caldercruix was declared surplus at the Education Committee on 13th October 2005. The former school was demolished, and the site has remained vacant.
- 1.2 The site was approved for inclusion in the New Supply programme at the Housing Committee on 16th November 2022. The location plan is shown in Appendix 1 below.

2. Report

Description

- 2.1 The site is cleared and comprises a mix of hardstanding and vegetation. Access is via Hill Street.
- 2.2 The proposal is to develop 25 NLC social housing units as part of the council's overall transformation strategy. The proposed development will consist of a mix of houses and cottage flats.
- 2.3 Planning permission for the site was approved on 27th November 2025, with development programmed to start in March 2026 (Planning Reference 25/00881/FUL).

Re-allocation

- 2.4 The contractor has carried out site investigation works and submitted an assessment of abnormal development costs. The costs relate to road improvements, service connections, gas membranes and capping layers. The New Supply team have reviewed the costs and have confirmed that they are reasonable given the extent of the works required. The amount of abnormal development costs has been assessed at £162,054.
- 2.5 The headline value of the land is £650,000 and therefore to competently complete this transfer, a capital sum of £487,946 is to be paid from the Housing Revenue Account to the General Services Account. The transfer sum reflects the abnormal development costs required in developing this site.

3. Measures of success

- 3.1 The residential development will regenerate a brownfield site and help the council meet its new supply targets contributing to meeting local housing need, while creating new residential units for social rent.

4. Supporting documentation

- 4.1 Appendix 1 Location Plan
- 4.2 Appendix 2 Site Layout



James McKinstry
Chief Officer (Assets and Procurement)

5. Impacts

<p>5.1 Public Sector Equality Duty and Fairer Scotland Duty Does the report contain information that has an impact as a result of the Public Sector Equality Duty and/or Fairer Scotland Duty? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>The transfer of land will enable the provision of high-quality housing for rent which will help address housing need.</p> <p>If Yes, has an assessment been carried out and published on the council's website? https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p>5.2 Financial impact Does the report contain any financial impacts? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, have all relevant financial impacts been discussed and agreed with Finance? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p> <p>Provision has been made within the council's HRA to fund the transfer of the land.</p>
<p>5.3 HR policy impact Does the report contain any HR policy or procedure impacts? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant HR impacts been discussed and agreed with People Resources? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.4 Legal impact Does the report contain any legal impacts (such as general legal matters, statutory considerations (including employment law considerations), or new legislation)? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, have all relevant legal impacts been discussed and agreed with Legal and Democratic? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, please provide a brief summary of the impact?</p>
<p>5.5 Data protection impact Does the report / project / practice contain or involve the processing of personal data? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the processing of this personal data likely to result in a high risk to the data subject? Yes <input type="checkbox"/> No <input type="checkbox"/> If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to dataprotection@northlan.gov.uk Yes <input type="checkbox"/> No <input type="checkbox"/></p>

5.6	Technology / Digital impact
Does the report contain information that has an impact on either technology, digital transformation, service redesign / business change processes, data management, or connectivity / broadband / Wi-Fi?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, please provide a brief summary of the impact?	
Where the impact identifies a requirement for significant technology change, has an assessment been carried out (or is scheduled to be carried out) by the Enterprise Architecture Governance Group (EAGG)?	
Yes <input type="checkbox"/> No <input type="checkbox"/>	
5.7	Environmental / Carbon impact
Does the report / project / practice contain information that has an impact on any environmental or carbon matters?	
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If Yes, please provide a brief summary of the impact?	
The new homes will be more energy efficient contributing to the reduction in CO ² emissions.	
5.8	Communications impact
Does the report contain any information that has an impact on the council's communications activities?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, please provide a brief summary of the impact?	
5.9	Risk impact
Is there a risk impact?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, please provide a brief summary of the key risks and potential impacts, highlighting where the risk(s) are assessed and recorded (e.g. Corporate or Service or Project Risk Registers), and how they are managed?	
5.10	Armed Forces Covenant Duty
Does the report require to take due regard of the Armed Forces Covenant Duty (i.e. does it relate to healthcare, housing, or education services for in-Service or ex-Service personnel, or their families, or widow(er)s)?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, please provide a brief summary of the provision which has been made to ensure there has been appropriate consideration of the particular needs of the Armed Forces community to make sure that they do not face disadvantage compared to other citizens in the provision of public services.	
5.11	Children's rights and wellbeing impact
Does the report contain any information regarding any council activity, service delivery, policy, or plan that has an impact on children and young people up to the age of 18, or on a specific group of these?	
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If Yes, please provide a brief summary of the impact and the provision that has been made to ensure there has been appropriate consideration of the relevant Articles from the United Nations Convention on the Rights of the Child (UNCRC).	
If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out?	
Yes <input type="checkbox"/> No <input type="checkbox"/>	


Appendix – 1 Location Plan

48990

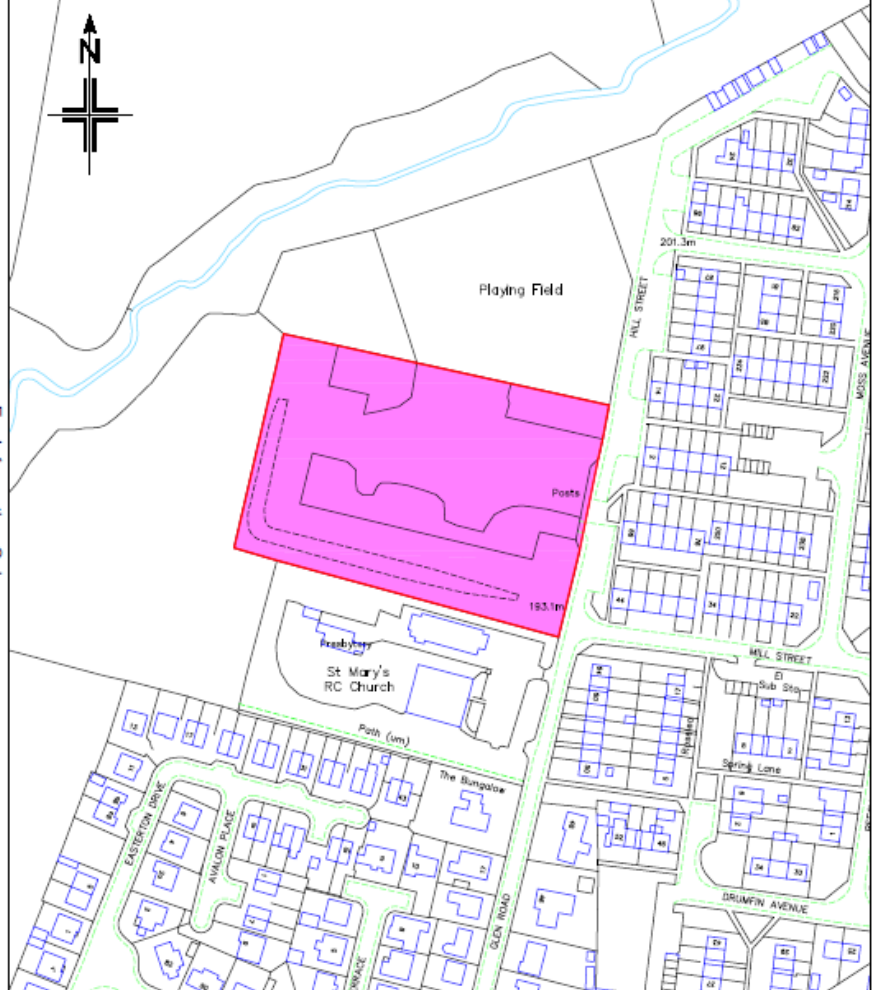
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LOCATION PLAN - For Information Only

Title: New Housing Development, Hill Street Scale 1:NTS
Town: Caldercruix Date: 22/01/2026



ENTERPRISE & COMMUNITIES



For Information Only

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