

# North Lanarkshire Council Report

## Housing Committee

Does this report require to be approved?  Yes  No

Ref PH/JS/AC Date 07/05/25

## New Supply Programme – Future New Build Sites

From Pamela Humphries, Chief Officer (Place)

E-mail stevensonjam@northlan.gov.uk Telephone James Stevenson,  
Housing Development  
Manager, 07583098631

### Executive Summary

The purpose of this report is to seek approval on the proposed inclusion of new development sites within the council's new supply programme which aims to deliver 6,000 homes by 2035. Sites approved for inclusion in the programme will undergo further appraisal to evaluate the practical and financial viability of the site, including consideration of technical factors such as geotechnical and environmental conditions, accessibility and legal considerations.

### Recommendations

It is recommended that the Housing Committee:

- 1) Approves the inclusion of the proposed sites, as outlined in section 2.1 and Appendix 2 of this report, within the new supply 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
Programme of Work	Transforming Places

## 1. Background

- 1.1 In February 2025, Committee approved proposals to increase the New Supply programme target to deliver 6,000 new homes by 2035. A variety of delivery methods are utilised to enable the council to achieve this target which include traditional new build, Development Pathfinder acquisitions and the Open Market Purchase Scheme. As of 24<sup>th</sup> March 2025, 1,629 new build homes have been completed, with a further 156 homes currently under construction. A summary of progress within the new build programme is included in Appendix 1.

## **2. Report**

- 2.1 To deliver the council's ambitious Programme of Work delivery plan, development opportunities are identified and evaluated for potential inclusion within the new supply programme. The site outlined below is recommended for inclusion in the programme, allowing detailed ground investigations, consultations regarding service connections and legal checks to be carried out. Analysis on both the feasibility and economic viability of the proposed development also form part of the assessment.

It is proposed that the following sites be considered for future development:

- Approximately 10 units on the site of the former Kilsyth Health Centre, Burngreen, Kilsyth.
- Approximately 19 units at Maxton Crescent, Coltness, Wishaw.

- 2.2 Location plans for the above noted sites are included in Appendix 2.

- 2.3 The proposed site meets the criteria of the latest Housing Needs Demand Analysis (HNDA) and consultation with ward members and the Federation of Tenants & Residents Associations has also taken place.

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## **3. Measures of success**

- 3.1 The measure of success will be the effective delivery of the council's new supply programme, which aims to deliver 6,000 homes by 2035.
- 3.2 The new supply programme will also contribute to the regeneration of town centres within North Lanarkshire, which remains a key priority within the Transforming Places Programme of Work.

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## **4. Supporting documentation**

<b>Appendix 1</b>	Summary of New Build programme
<b>Appendix 2</b>	Site Locations



**Pamela Humphries**  
**Chief Officer (Place)**

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## 5. Impacts

<p><b>5.1</b></p>	<p><b>Public Sector Equality Duty and Fairer Scotland Duty</b>  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 new build programme includes measures that will help reduce inequalities of outcome through certain design features including:</p> <ul style="list-style-type: none"> <li>• Housing for Varying Needs to make homes as accessible as possible.</li> <li>• Secure by Design to make homes and the surrounding environment as safe and secure as possible.</li> <li>• Achieving the Scottish Government requirements for Greener Homes to help reduce fuel Poverty.</li> <li>• Facilitating improved access to high-speed internet capabilities including installation of 'fibre to the property'.</li> </ul> <p>If Yes, has an assessment been carried out and published on the council's website? <a href="https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments">https://www.northlanarkshire.gov.uk/your-community/equalities/equality-and-fairer-scotland-duty-impact-assessments</a>  Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p><b>5.2</b></p>	<p><b>Financial impact</b>  Does the report contain any financial impacts?  Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  If Yes, have all relevant financial impacts have been discussed and agreed with Financial Solutions?  Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>  If Yes, please provide a brief summary of the impact?</p> <p>The new supply programme is funded through a combination of prudential borrowing, capital funding, Scottish Government grant funding and subsidy income. Grant funding for new build is £104,353 per unit, based on a 3-person equivalent as well as additional grant funding for increased quality measures and renewables.</p>
<p><b>5.3</b></p>	<p><b>HR policy impact</b>  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 have been discussed and agreed with People and Organisational Development?  Yes <input type="checkbox"/> No <input type="checkbox"/>  If Yes, please provide a brief summary of the impact?</p>
<p><b>5.4</b></p>	<p><b>Legal impact</b>  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 have been discussed and agreed with Legal and Democratic Solutions?  Yes <input type="checkbox"/> No <input type="checkbox"/>  If Yes, please provide a brief summary of the impact?</p>

<p><b>5.5</b></p>	<p><b>Data protection impact</b>  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 checked="" type="checkbox"/>  If Yes, has a Data Protection Impact Assessment (DPIA) been carried out and e-mailed to <a href="mailto:dataprotection@northlan.gov.uk">dataprotection@northlan.gov.uk</a>  Yes <input type="checkbox"/> No <input type="checkbox"/></p>
<p><b>5.6</b></p>	<p><b>Technology / Digital impact</b>  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 checked="" type="checkbox"/> No <input type="checkbox"/>  If Yes, please provide a brief summary of the impact?   There are no direct Technology/Digital impacts directly arising from this report. The scope of the new homes includes Cat5 cabling to support home networking and Fibre to the Premises (FTTP) for digital connectivity as part of the 'futureproofing' of North Lanarkshire Council's new housing stock.   Where the impact identifies a requirement for technology, has an assessment been carried out (or scheduled) by the Enterprise Architecture Governance Group (EAGG)?  Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>
<p><b>5.7</b></p>	<p><b>Environmental / Carbon impact</b>  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?   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, while incorporating renewable technologies where appropriate, e.g. providing minimum of EPC B certification, Silver Standards 1 and 2, non-gas heating systems and EV charging.   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.</p>
<p><b>5.8</b></p>	<p><b>Communications impact</b>  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</p>

<p><b>5.9</b></p>	<p><b>Risk impact</b></p> <p>Is there a risk impact?  Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>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?</p> <p>Risk associated with the New Supply Programme is managed within the council's project management and risk register process. By undertaking detailed Ground Investigation and other relevant site assessments, prior to proceeding with the development of any site, the council is mitigating the risk of unforeseen costs relating to ground conditions, although this risk cannot be eliminated entirely. In the case of off the shelf purchases these risks are borne by the developer.</p>
<p><b>5.10</b></p>	<p><b>Armed Forces Covenant Duty</b></p> <p>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 checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>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.</p> <p>The Council's New Supply housing programme previously partnered with Veterans Housing Scotland to deliver housing for Armed Forces Veterans and the current SHIP supports new affordable housing project for Scottish Veterans' Garden City Association.</p>
<p><b>5.11</b></p>	<p><b>Children's rights and wellbeing impact</b></p> <p>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 checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>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).</p> <p>If Yes, has a Children's Rights and Wellbeing Impact Assessment (CRWIA) been carried out?  Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p> <p>The Council's Strategic Housing Investment Programme is linked to North Lanarkshire Council's Local Housing Strategy 2021-2026 which identifies the need to support young people entry into housing where a Children's Rights and Wellbeing Impact Assessment was undertaken in March 2021.</p>

## Appendix 1 - New Build Sites Summary (as 28<sup>th</sup> March 2025)

Area	Location	Units	Comments	Completion Year	Annual Completions
Holytown	Main St	10	Completed (Amenity)	2010/11	
Holytown	Spruce Way	10	Completed	2010/11	
Motherwell	Ravenscraig (David Wilson Homes)	18	Completed (off the shelf)	2010/11	(2010/11) 38
Airdrie	Clarkston PS	19	Completed	2011/12	
Millerston	Coshneuk Rd	11	Completed (Amenity)	2011/12	
Cumbernauld	North Rd	29	Completed	2011/12	
Wishaw	Cambusnethan PS	20	Completed (Amenity)	2011/12	(2011/12) 79
Viewpark	Laburnum Rd (Phase 1)	12	Completed	2012/13	(2012/13) 12
Viewpark	Laburnum Rd (Phase 2)	28	Completed	2013/14	
Moodiesburn	Gartferry Road	50	Completed	2013/14	
Cumbernauld	Westfield Drive	30	Completed	2013/14	(2013/14) 108
Airdrie	Former Albert PS	14	Completed	2014/15	
Chryston	Lanrig Rd	27	Completed (Amenity)	2014/15	
Coatbridge	Corsewall St	14	Completed	2014/15	(2014/15) 55
Bellshill	Former Belvidere PS	20	Completed	2015/16	
Kilsyth	Fisher Ave	30	Completed	2015/16	
Chryston	Old Lindsaybeg Rd (Persimmon)	14	Completed (off the shelf)	2015/16	(2015/16) 64
Motherwell	Glencairn Tower site	25	Completed	2016/17	(2016/17) 25
Viewpark	Former Tannochside PS	16	Completed	2017/18	
Wishaw	Walkerburn Dr, Coltness	20	Completed	2017/18	
Cumbernauld	Cardowan Drive	30	Completed	2017/18	
Cumbernauld	Kildrum Nursery	16	Completed	2017/18	
Chryston	Station Rd (Persimmon)	30	Completed (off the shelf)	2017/18	
Chapelhall	Former St Aloysius PS (Phase 1)	24	Completed	2017/18	(2017/18) 136
Chapelhall	Former St Aloysius PS (Phase 2)	6	Completed	2018/19	
Cumbernauld	Brown Road	20	Completed	2018/19	
New Stevenston	Former New Stevenston PS	15	Completed	2018/19	
Chryston	Greenlea Road	21	Completed	2018/19	
Coatbridge	Old School Court	20	Completed	2018/19	
Airdrie	Former Alexandra PS	14	Completed	2018/19	
Harthill	Former Harthill PS	20	Completed	2018/19	(2018/19) 116
Motherwell	Cleekhimmin, Ravenscraig (Barratt)	10	Completed (off the shelf)	2019/20	
Coatbridge	Blair Road	40	Completed	2019/20	
Motherwell	Calder PS	30	Completed	2019/20	
Gartcosh	Johnston Road / Inchnock Ave (Phase 1) (Bellway)	16	Completed (off the shelf)	2019/20	
Cumbernauld	Cedar Road Nursery	14	Completed	2019/20	
Chryston	Main Street (Bellway)	18	Completed (off the shelf)	2019/20	
Wishaw	Meadowhead Rd, Ravenscraig (Keepmoat)	11	Completed (off the shelf)	2019/20	(2019/20) 139
Bellshill	Caledonian Avenue (Phase 1 )	19	Completed	2020/21	
Wishaw	Dimsdale Road (Phase 1)	6	Completed	2020/21	(2020/21) 25
Bellshill	Caledonian Avenue (Phase 2)	8	Completed	2021/22	
Wishaw	Dimsdale Road (Further Phases)	55	Completed	2021/22	
Coatbridge	St James PS / Lismore Drive	58	Completed	2021/22	
Wishaw	Roberts Street (Belhaven House)	16	Completed	2021/22	(2021/22) 137
Wishaw	Mossburn St, Waterloo	20	Completed	2022/23	
Plains	Plains PS	16	Completed	2022/23	
Bellshill	Community Road	29	Completed	2022/23	
Airdrie	Dykehead Road, Holehills (Phase 1)	11	Completed	2022/23	
Motherwell	Torrance Park (Phase 1) (Barratt)	6	Completed (off the shelf)	2022/23	(2022/23) 82
Chryston	Chilterns Care Home, Lindsaybeg Road	21	Completed	2023/24	
Airdrie	Dykehead Road, Holehills (Further Phases)	139	Completed	2023/24	
Stepps	Gateside Farm (Barratt)	30	Completed (off the shelf)	2023/24	
Motherwell	Torrance Park (Phase 2) (Barratt)	4	Completed (off the shelf)	2023/24	
Motherwell	Ravenscliff Rd, Ravenscraig	24	Completed	2023/24	
Moodiesburn	Auchengeich, Gartferry Road (Bellway)	12	Completed (off the shelf)	2023/24	
Wishaw	Castlehill Road, Gowkthrapple (Phase 1)	19	Completed	2023/24	
Airdrie	Northburn Place	31	Completed	2023/24	
Shotts	Springhill Road (Keepmoat)	12	Completed (off the shelf)	2023/24	
Coatbridge	Lorne Place (Allanwater)	24	Completed (off the shelf)	2023/24	
Coatbridge	Berwick St	19	Completed	2023/24	(2023/24) 335
Airdrie	Glenacre Drive	16	Completed	2024/25	
Wishaw	Castlehill Road (Further Phases)	78	Completed	2024/25	
Airdrie	Former Orrs Building (Wilson)	20	Completed (off the shelf)	2024/25	
Chryston	Gartferry Road (Allanwater)	22	Completed (off the shelf)	2024/25	
Coatbridge	Calder Gardens, Carnbroe (Barratt)	18	Completed (off the shelf)	2024/25	
Airdrie	Petersburn Road (Former Petersburn PS)	40	Completed	2024/25	
Gartcosh	Johnston Road (Phase 2) (Bellway)	12	Completed (off the shelf)	2024/25	
Cumbernauld	Downfield Road (Zoom)	24	Completed (off the shelf)	2024/25	
Motherwell	Brandon Street	48	Completed	2024/25	(2024/25) 278
<b>Sub total</b>		<b>1629</b>	<b>Completed</b>		<b>Total 1629</b>

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	Airdrie	Graham Street (NLP, Conversion)	2	On Site	
	Airdrie	Northburn Avenue (Shop Conversion)	1	On Site	
	Bellshill	Thorn Road	26	On Site	
	<b>Sub total</b>		<b>29</b>	<b>On site</b>	
D e s i g n  D e v e l o p m e n t	Coatbridge	School Street (Former Columba HS)	127	Contract Awarded	
	Viewpark	Laburnum Road	26	Contract Awarded	
	Coatbridge	Bank Street	16	Tender Stage	
	Wishaw	Graham Street	13	Tender Stage	
	Coatbridge	Kildonan Street	43	Planning app approved	
	Cumbernauld	Glasgow Road (Former Cumbernauld Village PS)	8	Design development underway	
	Glenboig	Main Street (Former Police Station)	7	Planning app approved	
	Wishaw	King Street	5	Tender Stage	
	Wishaw	Stewarton Street & Kings House	18	Tender Stage	
	Motherwell	Former Motherwell Town Hall	20	Contract Awarded	
	Millerston	Coshneuk Road	17	Contract Awarded	
	Wishaw	Caledonian Road	15	Tender Stage	
	Caldercruix	Hill Street (Former St Mary's PS)	25	Design development underway	
	Motherwell	Hope Street (Masonic Hall)	10	Design development underway	
	Coatbridge	Main Street	49	Planning app approved	
	Motherwell	Dalzell Drive	24	Design development underway	
	Newmains	Newton Drive (Former St Brigid's PS)	35	Design development underway	
	Coatbridge	Tay Street (Former Pentland PS)	16	Design development underway	
	Coatbridge	Kildonan Street (Former Portland HS)	16	Design development underway	
	Viewpark	Elm Crescent (Former Muirpark Care Home)	25	Design development underway	
Airdrie	Gartlea Road (Coats House)	28	Design development underway		
Wishaw	Main Street (Anvil Block)	32	2024		
Glenboig	Glenboig Road (Marnoch)	30	Design development underway		
Bellshill	Hattonrigg Road	20	Design development underway		
<b>Sub total</b>		<b>625</b>	<b>underway</b>		
P r o v i s i o n i n g	Coatbridge	Shawhead	100	Re-provisioning site Contract Awarded	
	Coatbridge	Dunbeth	114	Re-provisioning site	
	Coatbridge	Jackson	56	Re-provisioning site	
	Motherwell	Coursington	84	Re-provisioning site	
	<b>Sub total</b>		<b>354</b>	<b>Re-provisioning sites</b>	
O f f  T h e  S h e l f	Cumbernauld	Community Growth Area - Phases 1-3 (Bellway)	75	Off the shelf Planning app approved	
	Coatbridge	Former DWP Offices, South Circular Road (ML5 Limited)	39	Off the shelf Purchase approved at Committee	
	Motherwell	Prospecthill Road	23	Off the shelf Purchase approved at Committee	
	<b>Sub total</b>		<b>137</b>	<b>Future off the shelf purchases from developers</b>	
<b>Total</b>		<b>2774</b>			

**Appendix 2 - General Outline of Proposed New Site Locations**

**Former Kilsyth Health Centre, Burngreen, Kilsyth | Approximately 10 units**



**Maxton Crescent, Coltness, Wishaw | Approximately 19 units**

