

**FALKIRK COUNCIL**

**Subject: FUTURE LAND SUPPLY FOR COUNCIL NEW BUILD**  
**Meeting: HOUSING AND SOCIAL CARE COMMITTEE**  
**Date: 6 NOVEMBER 2012**  
**Author: DIRECTOR OF CORPORATE & NEIGHBOURHOOD SERVICES**

**1. INTRODUCTION**

- 1.1 Members will be aware, following the report to Committee on 28 August 2012, that 10 sites are currently being considered as potential Council new build sites to facilitate a future 5 year programme and that it was agreed a further report would be presented to Members at the next available Committee.
- 1.2 The purpose of this report is to provide Committee with an update on the progress made to date on the 10 proposed sites in terms of further design feasibility work required to establish the overall viability of the proposed sites.
- 1.3 The report also provides Members with an update of progress in relation to the Council new-build projects included within the Council's Strategic Housing Investment Plan and Strategic Local Programme

**2. BACKGROUND**

- 2.1 The previous report to Committee on 28 August 2012 advised that the Housing Need and Demand Assessment, undertaken as part of the Local Housing Strategy, identified a shortfall in affordable housing. Therefore, notwithstanding the restrictions on government financing, there is a clear need to consider the potential to continue to develop a Council new build programme to help meet the identified housing need going forward.
- 2.2 Members will also be aware from the previous report to Committee that on-going work to assess Council land assets has identified 10 potential sites which merit further investigations to establish their overall viability. These sites could provide in the region of a further 463 units, as detailed in 4.2 below.

**3. CURRENT NEW BUILD PROGRAMME**

- 3.1 A total of 6 sites are currently being progressed as part of the Council's Strategic Housing Investment Plan and Strategic Local Programme. Outlined below is the current status in respect of each project.

### 3.2

Site	Estimated Number of Units	Current Position	Indicative Earliest Site Start Date
Carron Road, Phase 2	36	Work progressing and expected completion by December 2012.	On-site
Summerford, Windsor Road, Falkirk	24	Planning permission refused. Development options being considered.	To be determined
Parkhall Drive, Maddiston	40	Project proposal going to Planning Committee on 28 November 2012. Subject to planning approval, it is proposed to start on site in January 2013.	Jan 2013
Merchiston Avenue, Falkirk	67	A site start on the former St Mungo's High School site is planned for December 2012.	Dec 2012
Fairlie Street, Camelon	10	Demolition of the former Glenfair Nursery building is complete. Site investigations have been instructed and proposed layouts are being developed to allow community consultation to take place.	2014/15
Broad Street, Denny	9	The former Police Station is currently being demolished. Site investigations have been instructed and proposed layouts and evaluations are being prepared to allow community consultation to take place.	2014/15
<b>TOTAL</b>	<b>186</b>		

## 4. DESIGN FEASIBILITY

- 4.1 Initial desktop design feasibility studies have been carried out by Neighbourhood Services and Development Services to identify 10 potential sites, detailed in 4.2 below and shown on the attached plans in Appendix 1. The desktop study assessed the sites in regard to a number of factors including planning status, current land use, known ground conditions, infrastructure constraints and estimated site capacity. In summary, these initial studies have identified particular issues and potential constraints on each of the proposed sites which require further detailed investigations to be carried out before the overall viability of the sites can be confirmed.
- 4.2 Following the Committee meeting on 28 August 2012, a further meeting between Neighbourhood Services and Development Service has taken place and Development Services has now been instructed to carry out more detailed investigations to establish the viability and deliverability of each of the 10 sites. The current position of each site is detailed below:

Potential Site	Estimated Number of Units	Current Position	Indicative Earliest Site Start Date
Tinto Drive, Grangemouth (Old High School)	56	Draft layouts are complete and local consultation is being arranged.	2013/14
Seabegs Road, Bonnybridge	48	Outbuildings have been demolished and site investigations are underway. The demolition of the office block is currently being progressed. Contamination and Scottish Water capacity issues have still to be resolved.	2014/15
Old Denny High School	200	Detailed design work and site investigations required. Complex topography and utilities may reduce capacity to 160 units.	2014/15
Stenhousemuir Police Station	12	Police Station is currently vacant and negotiations are ongoing with the occupants of the adjoining property. Demolition of the property is proposed if full vacant procession can be obtained.	2015/16
Old Falkirk High School	25	Further consultation required with planning to establish appropriate housing mix on this site.	2015/16
Old Torwood Primary School	15	Scottish Water plan to carry out capital work to increase capacity in 2014. Development of the site cannot be confirmed until the works are carried out.	2016/17
California Road, Maddiston (behind Fire Brigade HQ)	25	Further design work and site investigations are required to identify the most appropriate area of the larger site to develop due to complex topography of the site and its current use.	2016/17
Oxgang Road, Grangemouth	20	Further design work and site investigations are required to establish the impact of an existing culvert, flood risk & consultation zone.	2016/17
Denny Town Centre (2 sites)	42	Further design work and site investigations are required to mitigate known constraints.	2016/17
The Rumlie, Slamannan	20	Further design work and site investigations required to mitigate known constraints.	2014/15
<b>TOTAL</b>	<b>463</b>		

- 4.3 This work will include more detailed site investigation and collaboration with colleagues in Planning & Roads to establish indicative sketched layouts based on the proposed housing mix that will meet the housing need identified in the Local Housing Strategy.
- 4.4 Additional collaboration with other Council Services will also be carried out to establish potential developer contributions and estimated land values to assess the overall viability and affordability of each of the 10 sites.

- 4.5 Once this exercise is complete and indicative sketch layouts are available for each of the 10 sites it is recommended that a consultation exercise is undertaken with local members to get initial feedback on the proposals before statutory approvals are sought. The proposed layouts for Tinto Drive, Grangemouth are at an advanced stage and local consultation is currently being planned.

## **5. CONCLUSION**

- 5.1 This report provides Committee with an update on the progress made to date on the sites being considered to facilitate a future Council new build programme and recommends that once the overall viability of the sites is established; further consultation with local members is carried out detailing the draft project proposals for each site.

## **6. RECOMMENDATIONS**

**It is recommended that Committee:**

- 6.1 Notes the progress made to date
- 6.2 Agrees that detailed feasibility studies are carried out for each of the 10 sites detailed in 4.2 above and shown on the attached plans in Appendix 1.
- 6.3 Agrees that further consultation with local members will take place once the overall viability of the sites is established and indicative sketch layouts are available.
- 6.4 Agrees that further updates on progress will be reported to Committee as required.

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**DIRECTOR OF CORPORATE & NEIGHBOURHOOD SERVICES**

Date: 17 October 2012

Ref:

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### **LIST OF BACKGROUND PAPERS**