

EAST AYRSHIRE COUNCIL

CABINET REPORT – 20 OCTOBER 2010

**PROPOSED DISPOSAL OF LAND AT MACDONALD DRIVE, NEW FARM
LOCH**

**Report by the Depute Chief Executive/Executive Director of Neighbourhood
Services**

1. PURPOSE OF THE REPORT

- 1.1 To request that Cabinet declare surplus to requirements two areas of land situated to the east of MacDonald Drive, New Farm Loch extending to 1.4976 hectares (3.7 acres) and 0.0383 hectares (0.095 acres) or thereby (shown hatched and cross hatched respectively on the attached plan), and authorise the disposal of the composite site to Atrium Homes in accordance with the affordable housing proposals as set out within the approved East Ayrshire Strategic Housing Investment Plan 2010/ 11 – 2014/ 15 and in the event of that disposal not proceeding authorise disposal of same on the open market .

2. BACKGROUND

- 2.1 As part of its ongoing work to assess community care and general housing needs, the balance of the site of the former St. Matthew's school situated to the east of MacDonald Drive, New Farm Loch that is not being developed for Phase One new build Council housing (shown shaded grey on the attached plan) currently held on the General Services Account ,together with the site of a former play area adjacent to the former school site currently held on the Housing Account (shown cross hatched on the attached plan) have been identified as a suitable composite site for new build development to provide a mix of affordable housing.
- 2.2 The Council is currently updating its Housing Need and Demand Assessment to inform the new Local Housing Strategy to be prepared by Autumn 2011. New affordable housing proposed may contribute to meeting housing need through the development of the remainder of the site at MacDonald Drive, New Farm Loch.
- 2.3 The value of the composite site exceeds the level of authority delegated for surplus declarations and accordingly, any decision to declare the land surplus to requirement requires the approval of Cabinet.

3. PROPOSAL

3.1 Following discussions with the Scottish Government's Housing Investment Division, it is proposed that the composite site be disposed to Atrium Homes at market value to facilitate the development of a mix of new build affordable housing for rent in the Kilmarnock area. It is anticipated that the sale would take place in the financial year 2010/ 2011, subject to appropriate funding being made available by the Scottish Government.

3.2.1 The final housing mix has yet to be confirmed. However, it is anticipated that the proposals would provide a mix of house sizes, across mainstream and community care accommodation, all built to Housing for Varying Needs and Secure By Design standards, subject to site investigations. The proposed housing mix is being developed in response to waiting list and local demand information for housing, in advance of the Housing Needs and Demand Assessment which is currently being undertaken to inform the new Local Housing Strategy to be produced in Autumn 2011.

4. CONSULTATION

4.1 Local Members have been consulted in this regard and are supportive of the proposals (**CONSULTATION ONGOING**)

4.2 At the consultation event held by Atrium Homes for the development, 16 local residents attended the event. With some suggestions for minor changes, the development proposals were generally well received.

5. CONCLUSIONS

4.1 Local authorities have a duty to carry out an assessment of housing needs and provision in their area, and to develop Local Housing Strategies to respond to identified need. The East Ayrshire Housing Need and Demand assessment is ongoing and will inform the development of the new Local Housing Strategy to be completed in late 2011. The disposal of this site will support the Delivering Community Regeneration theme of the East Ayrshire Community Plan and is in accordance with the affordable housing proposals as set out within the approved East Ayrshire Strategic Housing Investment Plan 2010/ 11 – 2014/ 15.

4.2 The provision of the proposed affordable housing will continue to support the creation of sustainable communities, by redressing stock lost in popular locations such as through the Right to Buy. In this way, further new affordable housing development will contribute to alleviating pressures on affordable housing waiting lists and promoting area regeneration.

5. FINANCIAL/ PERSONNEL IMPLICATIONS

- 5.1 The income received from this sale at market value will be a receipt to the General Services Account as regards that part of the composite site forming part of the former St. Matthew's school and to the Housing Account in respect of that part of the site forming the former play area.

6. POLICY IMPLICATIONS

- 6.1 It is normal Council policy to advertise property for sale on the open market unless there are special reasons to do otherwise.
- 6.2 It is considered that the above Policy does not apply in this instance as the development proposals would satisfy identified community care and general needs housing needs for existing service users across the area.
- 6.3 The provision of the proposed new affordable house building supports the East Ayrshire Strategic Housing Investment Plan objectives 2010/ 11 – 2014/ 15 approved by Cabinet on 18 November 2009.
- 6.4 In the event of the disposal not proceeding to conclusion it is proposed that the composite site be disposed of on the open market in accordance with Council policy

7 LEGAL IMPLICATIONS

- 7.1 The consent of the Scottish Government to the disposal of that part of the site held on the Housing Account will be required in terms of section 12(7) of the Housing (Scotland) Act 1987.
- 7.2 The Solicitor to the Council will ensure that a valid and marketable title is granted.

8. COMMUNITY PLANNING IMPLICATIONS

- 8.1 Within one of the four Main Themes of Delivering Community Regeneration, the Community Planning partners seek to promote a wide range of housing which is attractive to people who live in East Ayrshire, recognising the needs of older people, people with a disability and homeless people, so as to provide suitable accommodation for people as they move through their various life situations.
- 8.2 The affordable housing proposals further support the East Ayrshire Community Plan theme 'Delivering Community Regeneration', through the

provision of high quality affordable accommodation, developed to reflect identified housing need within an existing community.

9. RISK MANAGEMENT IMPLICATIONS

- 9.1 The development of new build affordable housing seeks to promote and sustain housing standards across East Ayrshire through the provision of high quality new build affordable housing, making a more efficient use of public resources complemented with private sector borrowing so as to meet identified housing need.

10. ASSET MANAGEMENT IMPLICATIONS

- 10.1 The affordable housing proposals meet the Council's policy objectives in respect of asset management and partnership working in so far as the proposals will enhance the range and supply of affordable housing in East Ayrshire, and will facilitate the development of new build affordable housing in accordance with the affordable housing proposals as set out within the approved East Ayrshire Strategic Housing Investment Plan 2010/ 11 – 2014/ 15.

11. RECOMMENDATIONS

- 10.1 It is recommended that Cabinet:

- (i) declare surplus to requirements two areas of land at MacDonald Drive, New Farm Loch, Kilmarnock extending to 1.4976 hectares (3.7 acres) and 0.0383 hectares (0.095 acres) or thereby shown hatched and crosshatched on the attached plan surplus to requirement and authorise disposal of same to Atrium Homes, 39/ 41 John Finnie Street, Kilmarnock;
- (ii) authorise the Executive Director of Finance and Corporate Support to finalise negotiations for the disposal of the composite site; and
- (iii) otherwise note the content of the report.

Elizabeth Morton
Depute Chief Executive/Executive Director of Neighbourhood Services

EM/CMCA/DB
7 October 2010

LIST OF BACKGROUND PAPERS

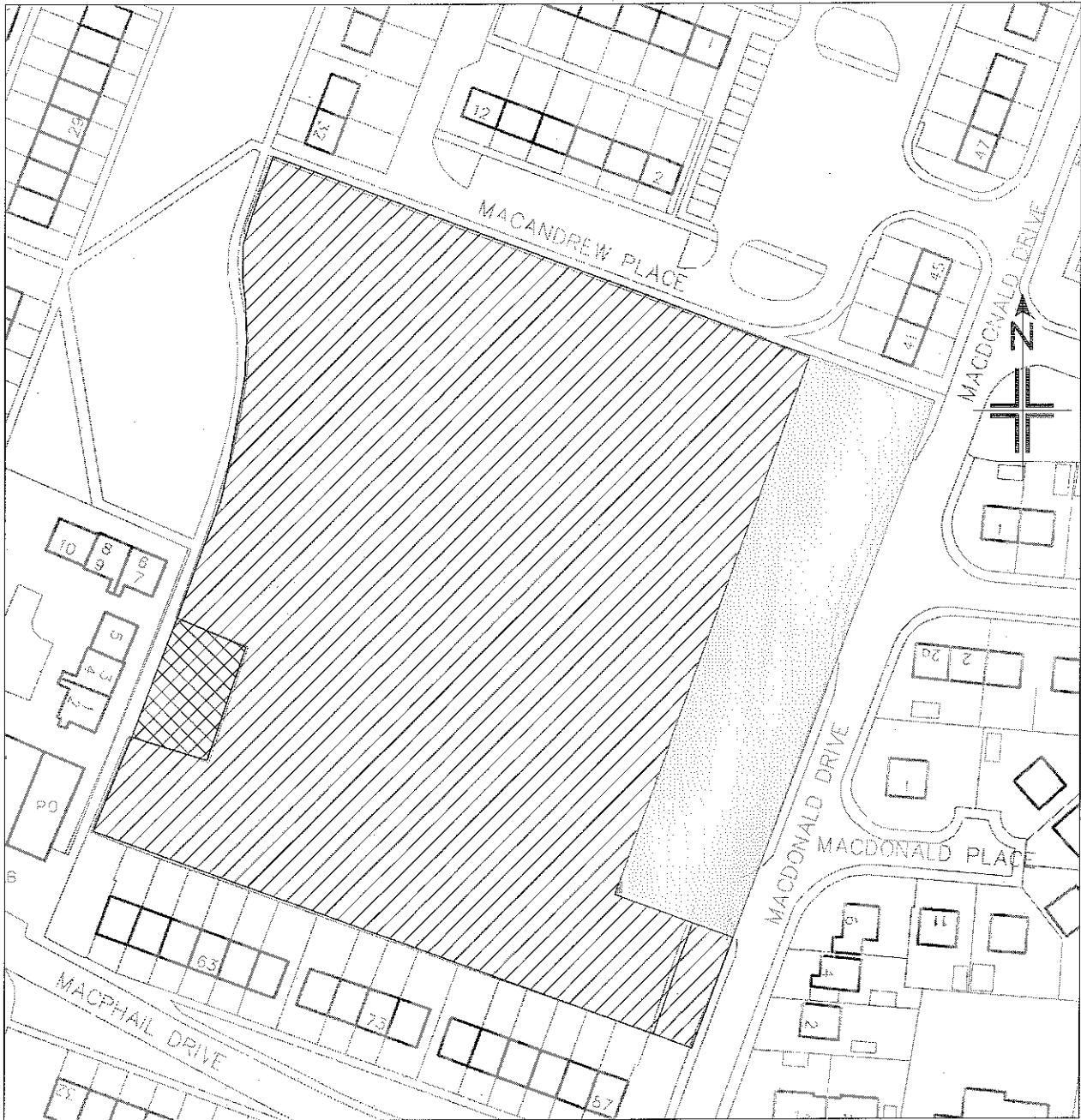
1. East Ayrshire Strategic Housing investment Plan 2010/ 2011 – 2014/ 2015.

IMPLEMENTATION OFFICER:

Implementation Officer: Chris McAleavey, Head of Housing

Anyone wishing further information should contact: Chris McAleavey, Head of Housing. Telephone 01563 574876, or e-mail: chris.mcaleavey@east-ayrshire.gov.uk.

REPORT PLAN



Area shown hatched black (Former St. Matthew's Primary) 14976 square metres

Area shown crosshatched black to be declared surplus – 383 square metres.

Area shown coloured grey new council houses – 3014 square metres.

TITLE GROUND AT MacDONALD DRIVE
NEW FARM LOCH
KILMARNOCK



LAND SURVEY

Malcolm Roulston
Head of Information Technology
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