

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE - 20 JUNE 2006

PLANNING, DEVELOPMENT AND BUILDING STANDARDS DIVISION'S CAPITAL PROGRAMME 2006-2007

Report by the Executive Director of Development and Property Services

1 PURPOSE OF REPORT

- 1.1 To seek Committee approval for the allocation of that part of the General Services Capital Programme 2006/07, which is to be implemented by the Planning, Development and Building Standards Division of the Department of Development and Property Services.

2. BACKGROUND

- 2.1 The Policy & Resources Committee held on 8 February 2006 agreed the basis for the capital allocations to each Service Committee in relation to financial years 2006/07 to 2008/09. The agreed operational allocation for the Development & Property Services Department for 2006/07 is £13.02 million. The Council also agreed that Executive Directors should submit detailed Capital Programmes for the utilisation of capital allocations to their Service Committees for consideration and approval.

3. DEVELOPMENT AND PROPERTY SERVICES CAPITAL PROGRAMME 2006-2007 – PROPOSED ALLOCATIONS FOR PLANNING & BUILDING STANDARDS

- 3.1 As in previous years the Planning and Building Standards has prepared projects under the following project themes:-

- Development Projects
- Environmental Improvements
- Heritage and Tourism
- Restoring Communities Programme

- 3.2 The following are the proposed projects to be funded within each of the project themes.

3.2.1 Development Projects

- i) **Kilmarnock Town Centre Regeneration Strategy Implementation:-** The Town Centre Strategy was approved in December 2005 following wide consultation. The strategy provides a framework for co-ordinated action pertaining to the development of Kilmarnock and is a material consideration in relation to current and future retail and other town centre related development proposals. It is proposed that funding is allocated to two of the short-term actions identified in the Strategy, these are:-

- Installing pedestrian orientated signs and maps at gateway locations such as the railway station, bus station and car parks.
- Improving town centre facilities and amenities.

3.2.2 Environmental Improvements

- i) **Catrine Environmental Heritage Project** – This project is being developed with the support of Catrine Voes Trust, Catrine Environment Group, East Ayrshire Coalfield Area SIP, Historic Scotland, Scottish Natural Heritage, River Ayr Salmon Fishery Board, Scottish Wildlife Trust, and Daldorch House Autistic Society. The CEHP aims to establish and implement a range of proposals that conserve, enhance and promote the historic and environmental importance of Catrine, maximising the potential for related educational and recreational uses. One particular proposal is the acquisition and restoration of three disused turbines to allow the community to generate community funds from electricity sales. A contribution has already been approved for this project from the Community Planning Partnership budget. This proposed allocation will allow further significant funding applications to be made to external funding bodies.

3.2.3 Heritage and Tourism

- i) **Kilmarnock & Catrine Conservation Area Regeneration Schemes(CARS)**
– Committee previously agreed to submit a funding bid to Historic Scotland for CARS for John Finnie Street & Bank Street, Kilmarnock & Catrine Outstanding Conservation Areas. The bid for John Finnie Street & Bank Street, Kilmarnock has been successful. However, as yet there has been no decision on the CARS for Catrine. Committee agreed in principle to commit funding to these Conservation Area Regeneration Schemes to enable the funding bids to be submitted. An allocation is now required to act as match funding for the £711,000 allocated by Historic Scotland from 2006 - 2011. It is estimated, that a contribution of £60,000 in this financial year will be required. The total spend on the Kilmarnock Town centre CARS is estimated at £160,000.
- ii) **Newmilns Townscheme / Regeneration Scheme** – Committee previously agreed to offer small scale grants for façade treatment under the Newmilns Town Scheme as one of a series of measures brought forward to assist in the continued regeneration of Newmilns, and to build on the success of the award winning Newmilns Townscape Heritage Initiative. The project has secured £20,000 funding from Historic Scotland as part of a Town Scheme subject to match funding from the Council. These funds will therefore lever in match funding that will enable further properties within the historic Main Street, Newmilns Outstanding Conservation Area to be improved. The proposed total value of the Newmilns Townscheme will therefore be £40,000.

3.2.4 Restoring Communities Programme (RCP)

- i) **Property Improvement Scheme** – The scheme is now in its fourth year. In previous years it aimed to implement environmental improvements to both commercial and residential properties on Main Street and Well Road, Auchinleck in partnership with the owners. Given the success of the scheme in Auchinleck it is now intended to tackle other town/village centres in the area that are within the top 15% of Data Zones as defined by the Scottish Index of Multiple Deprivation (2004), (targeted areas may be extended further depending on advice from Communities Scotland). Funding has been secured from the Community Planning Partnership towards this project.

3.3 The following table sets out the proposed allocations for the above projects based on consideration of the project requirements.

PLANNING DEVELOPMENT AND BUILDING STANDARDS DIVISIONS CAPITAL PROGRAMME 2006/07	£
Development Projects	
Kilmarnock Town Centre Strategy Implementation	£20,000
	£20,000
Environmental Improvements	
Catrine Environmental Heritage Project	£20,000
	£20,000
Heritage & Tourism	
Conservation Area Regeneration Schemes –Kilmarnock & Catrine	£60,000
Newmilns Townscheme / Regeneration Scheme	£20,000
	£80,000
Restoring Communities Programme	
Property Improvement Scheme	£20,000
	£20,000
TOTAL	£140,000

4. FINANCIAL IMPLICATIONS

4.1 The Development and Property Services Capital Programme 2006/07 will be funded from the General Services Capital Programme 2006/07. See Appendix 1 for details.

5. LEGAL IMPLICATIONS

5.1 The projects under the Kilmarnock Town Centre Strategy will require contracts to be entered into to enable the works to be undertaken.

5.2 The proposed acquisition and restoration of the disused turbines in Catrine will require legal assistance throughout the acquisition process and with any restoration contracts entered into.

5.3 Under the CARS, Newmilns Townscheme, and Property Improvement Scheme, offers of grant assistance in the form of legal agreements will require to be entered into with the property owners.

6. COMMUNITY PLAN AND POLICY IMPLICATIONS

6.1 The projects within the Planning, Development and Building Standards Division's Capital Programme –2006/07 will contribute to the "Improving the Environment" and "Improving Opportunities" Action Plans within the East Ayrshire Community Plan.

6.2 There are no other specific policy implications as a result of this report.

7. RECOMMENDATIONS

7.1 It is recommended that the Committee:

- (i) agree the proposed allocations identified in section 3 above; and
- (ii) note the legal requirements as identified in section 5 above.

James Lavery
Executive Director of Development and Property Services Department
6 June 2006
JL/CMcK/IMB - FV

BACKGROUND PAPERS

1. Report to Policy & Resources Committee "General Services Capital Programme 2006/07 – 2008/09" – 08 February 2006
2. Minutes of the Policy & Resources Committee "General Services Capital Programme 2006/07 – 2008/09" – 08 February 2006.

For further information on this report contact Colin McKee, Principal Planning Officer Policy and Projects, (Tel: 01563 576759).

Implementation Officer: Alan Neish, Head of Planning, Development & Building Standards.

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GENERAL SERVICES CAPITAL PROGRAMME 2006/07 -2008/09
PLANNING, DEVELOPMENT AND BUILDING STANDARDS DIVISION'S CAPITAL PROGRAMME 2006-2007

Proposed Capital Project	Gross Capital Cost	External Funding*	Net Expenditure to be met from:-		Source of External Funding*	Revenue Implications of Project		Source of Revenue Funding
			Borrowing	Spend to Save Transfer		Current Year	Future Years	
Development Projects	20,000	0	20,000	0				
Environmental Improvements	20,000	0	20,000	0				
Heritage & Tourism	200,000	120,000	80,000	0	Historic Scotland			
Restoring Communities	20,000	0	20,000	0				
				0				
				0				
TOTAL	260,000	120,000	140,000	0		0	0	