

## **EAST AYRSHIRE COUNCIL**

### **EMERGENCY POWERS COMMITTEE – 21 DECEMBER 2006**

#### **PROPOSED DEMOLITION AND DISPOSAL OF LAND AT CESSNOCK GARDENS, HURLFORD**

#### **Joint Report by the Executive Directors of Neighbourhood Services and Educational and Social Services**

### **1. PURPOSE OF THE REPORT**

- 1.1 Given the satisfactory progress in rehousing the residents of Cessnock Gardens, to request that Committee declare surplus to requirements two adjoining area of land at Cessnock Gardens, Hurlford extending to 5698 square metres or thereby and 3646 square metres respectively (shown hatched and crosshatched on the attached plan), and authorise, only after the property becomes vacant, the demolition of the existing Care Home and Sheltered Housing buildings erected thereon and the disposal of the cleared site comprising both areas to Shire Housing Association Ltd.

### **2. BACKGROUND**

- 2.1 As a result of the Council-wide Sheltered Housing Review previously reported to the Social Work Committee on 20 April 2006 and the Housing Committee on 17 May 2006, the need for extra care, core and cluster type housing was identified to replace the existing sheltered housing and Care Home facility at Cessnock Gardens in Hurlford.
- 2.2 In addition, as part of its ongoing work to assess community care and general housing needs, as identified within the East Ayrshire Local Housing Strategy 2004-2009, the site at Cessnock Gardens, Hurlford has been identified as suitable for new build development to provide a mix of extra care, social rented housing.
- 2.3 Officers from Housing and Social Work are currently working with partners (Communities Scotland and Shire Housing Association Ltd.) to develop housing to meet the identified needs of service users in the area. It is considered that the identified housing need can be met by the proposed development of the site at Cessnock Gardens, Hurlford for extra care housing.
- 2.4 The site is currently part held on the Housing Revenue Account and part held on the General Services Account and accordingly, any decision to declare the wider site surplus to requirement requires the approval of both

the relevant Service Committees in respect of their respective service interests or alternatively this Committee.

### **3. CURRENT POSITION**

- 3.1 The existing Cessnock Gardens complex comprises a recently closed residential home, together with a day care facility, lunch group and a sheltered housing complex.
- 3.2 The majority of residents in the sheltered housing facility have already either been moved, or are in the process of being allocated alternative accommodation to facilitate the closure of the sheltered housing complex. It is anticipated that all residents will have been moved out of the existing sheltered housing facility at Cessnock Gardens by end January 2007.

### **4. PROPOSAL**

- 4.1 Following discussions with Communities Scotland, it is proposed that, when all the residents have moved out, the existing buildings be demolished and that the cleared site be disposed to Shire Housing Association Ltd at market value.
- 4.2 The demolition and sale of the complex would facilitate the development of new build, core and cluster type, extra care housing for social rent in the Hurlford area by Shire Housing Association. The sale would take place in the financial year 2006/ 2007, subject to appropriate funding being made available by Communities Scotland.
- 4.3 The final housing mix has yet to be confirmed. However, it is anticipated that the proposals would provide a mix of 2 bedroom sized core and cluster houses, across mainstream and wheelchair type accommodation, all built to Housing for Varying Needs and Secure By Design standards for extra care housing, with a corridor link. It is anticipated that the development will comprise 25 houses. The proposed housing mix is being developed in response to the needs set out in the East Ayrshire Sheltered Housing Review, East Ayrshire Local Housing Strategy, waiting list and local demand information for housing.

### **5. FINANCIAL IMPLICATIONS**

- 5.1 The cost of the proposed demolition and reinstatement works is estimated at being in the region of **£80000 - £100000**. This identified expenditure can be met from within agreed budgets from both the Housing Revenue Account and General Services Account, to be apportioned on a proportionate basis in accordance with the extent of their respective service interests as identified on the attached plan.

- 5.2 The cost of the proposed Home Loss payments due to Council tenants is estimated at being in the region of £12000. This identified expenditure can be met from within agreed housing budgets.
- 5.3 The income received from this sale at market value will be a receipt to both the Housing Capital Account and General Services Account, to be apportioned on a proportionate basis in accordance with the extent of their respective service interests as identified on the attached plan.

## **6. LEGAL AUTHORITY/ IMPLICATIONS**

- 6.1 Council tenants are entitled to Home Loss and Disturbance payments in terms of sections 27-29 of the Land Compensation (Scotland) Act 1973 as amended.
- 6.2 As part of the site is held on the Housing Revenue Account, the consent of the Scottish Executive to the disposal of that part of the site is required in terms of Section 12 (7) of the Housing (Scotland) Act 1987.

## **7. POLICY IMPLICATIONS**

- 7.1 It is normal Council policy to advertise property for sale on the open market unless there are special reasons to do otherwise.
- 7.2 It is considered that the above Policy does not apply in this instance as the development proposals would satisfy identified community care housing needs for existing service users across the area.
- 7.3 There would require to be ongoing consultation and negotiation with the remaining tenants with regard to re-housing.
- 7.4 These proposals would respond to the themes of the East Ayrshire Community Plan 2003-2015 of Improving Opportunities and Improving the Environment.

## **8. CONCLUSIONS**

- 8.1 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 demolition and disposal of this site will support the aims and objectives set out in the East Ayrshire Sheltered Housing Review, the East Ayrshire Local Housing Strategy and the East Ayrshire Community Plan.

## **9. RECOMMENDATIONS**

9.1 The Committee is recommended to:

- (i) declare the areas of land extending to 5698 square metres or thereby and 3646 square metres or thereby respectively (shown hatched and cross hatched on the attached plan) surplus to requirement and authorise, when all residents have been rehoused and the property is vacant, the demolition of the existing buildings, and the reinstatement and disposal of the wider site to Shire Housing Association Ltd of Netherthird House, 15 Glaisnock Road, Cumnock;
- (ii) approve the demolition and reinstatement works cost as outlined in this report;
- (iii) approve the costs associated with the Home Loss payments as outlined in this report;
- (iv) authorise the Acting Executive Director of Development and Property Services to finalise negotiations for the disposal of the site to Shire Housing Association, Netherthird House, 15 Glaisnock Road, Cumnock;
- (v) note that a further report on the finalised negotiated terms and conditions of disposal will be submitted to the Policy and Resources Committee or this Committee for consideration in due course and
- (vi) otherwise, note the contents of the report.

William Stafford Executive Director of Neighbourhood Services

Graham Short Executive Director of Educational and Social Services

WS/DB/LA

4 December 2006

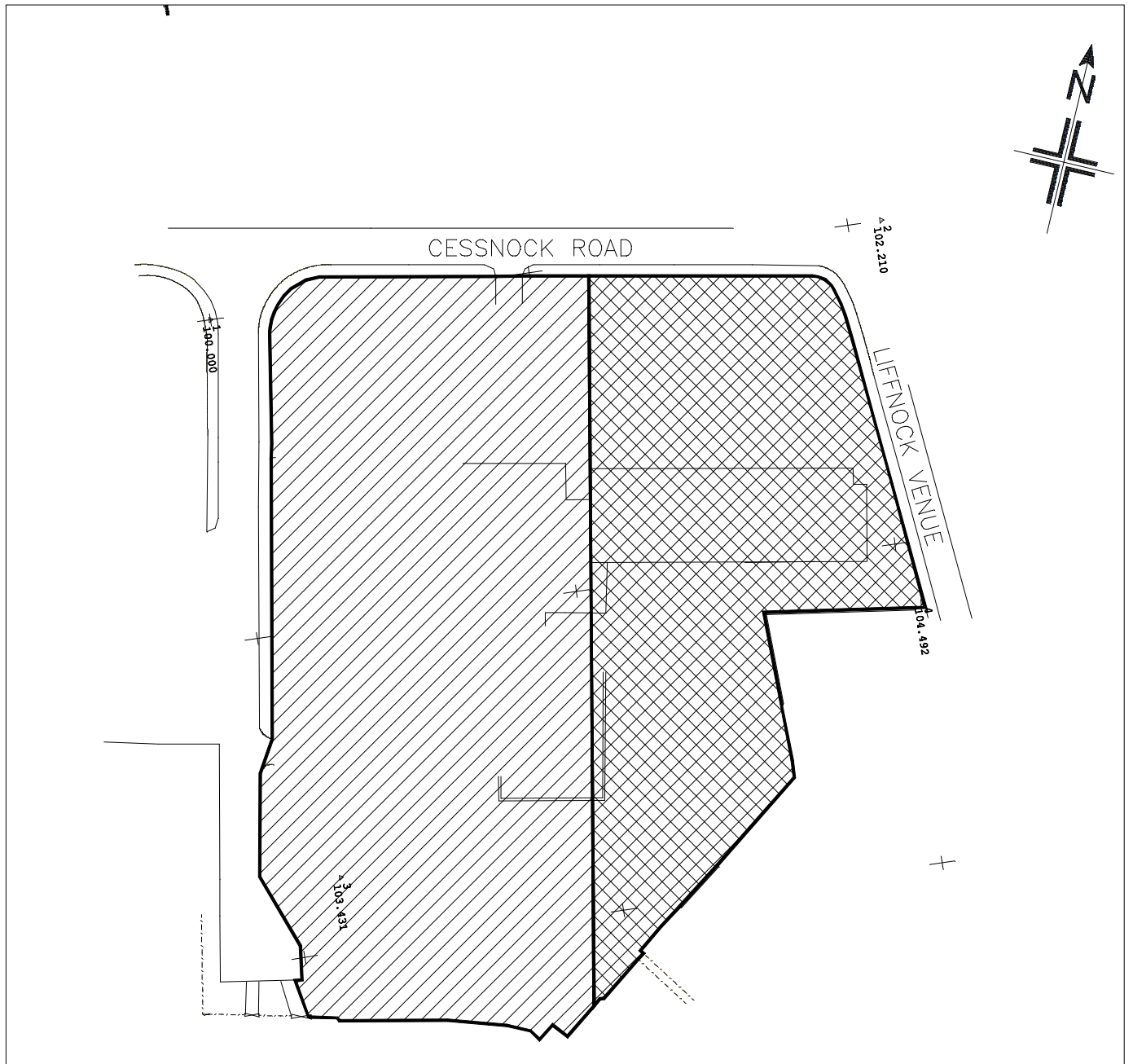
## **BACKGROUND PAPERS**

NIL

For further information, please telephone 01563 576617 and ask for Joseph Cassidy, Policy Manager.

Implementation officers – [chris.mcaleavey@east-ayrshire.gov.uk](mailto:chris.mcaleavey@east-ayrshire.gov.uk) and [jackie.donnelly@east-ayrshire.gov.uk](mailto:jackie.donnelly@east-ayrshire.gov.uk) and [jim.kane@east-ayrshire.gov.uk](mailto:jim.kane@east-ayrshire.gov.uk)

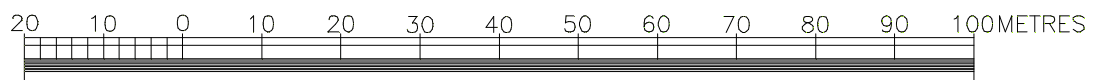
# COMMITTEE PLAN



Area shown hatched black is Socialwork offices within General Services account.

Area shown crosshatched black is sheltered housing within Housing Revenue account.

1:1000



Contents within the area hatched black :  
5698 square metres or thereby.

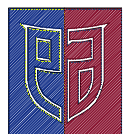
Contents within the area crosshatched black :  
3646 square metres or thereby.

TITLE

SURPLUS PROPERTY  
SOCIAL WORK OFFICES AND SHELTERED HOUSING  
CESSNOCK ROAD  
HURLFORD

**LAND SURVEY**

Robert Paton CA  
Head of  
Economic Development  
& Property



**East Ayrshire**  
COUNCIL

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