

## **EAST AYRSHIRE COUNCIL**

### **HOUSING COMMITTEE – 25 JANUARY 2006**

#### **HOUSING DEVELOPMENT PROGRAMME UPDATE**

##### **Report by Executive Director of Neighbourhood Services**

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

- 1.1 To update the Committee on East Ayrshire Council's Housing Development Programme.

### **2. INTRODUCTION**

- 2.1 The Housing (Scotland) Act 2001 places a duty on Local Authorities to each coordinate and produce a Local Housing Strategy, in conjunction with partner agencies. Local Authorities therefore have a duty to carry out an assessment of housing need and provision in their area, and to develop forward programmes to respond to the identified demand.
- 2.2 As previously reported to elected members the Housing Development Programme is produced by an officer working group consisting of staff from Housing, Property, Legal, Planning and Communities Scotland and is being coordinated through partner Registered Social Landlords, in accordance with the East Ayrshire Local Housing Strategy (LHS) Action Plan 2004 - 2009.

### **3. PROPOSALS**

- 3.1 A number of initiatives are being developed in response to identified housing need, together with the Initiative Areas proposals for Riccarton West, Galston and Longpark.
- 3.2 Progress with the Development programme agreed with partners is appended as Appendix One, in accordance with the requirements of the LHS Action Plan.

### **4. FINANCIAL IMPLICATIONS**

- 4.1 There are no additional financial implications for the Council other than those covered in the separate report on the proposed disposal at Kirkland Avenue, Kilmarnock.

### **5. LEGAL AUTHORITY/ IMPLICATIONS**

- 5.1 The Housing (Scotland) Act 2001 places a duty on the Local Authority to coordinate and produce a Local Housing Strategy in conjunction with partner agencies.

## **6. POLICY IMPLICATIONS**

- 6.1 It is considered that the development of the list of identified sites within the development programme will contribute towards meeting identified housing need as set out in the Local Housing Strategy, and will support delivery of the strategic objectives set out in the East Ayrshire Community Plan.

## **7. CONCLUSIONS**

- 7.1 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. These priorities reflect the proposals for the Development Programme set out in the Action Plan for the Local Housing Strategy Implementation Plan which extends to five years.

## **8. RECOMMENDATIONS**

- 8.1 The Committee are recommended to:
- i. note that a further report on progress will be brought to future meetings; and
  - ii. otherwise note the contents of this report.

**William Stafford**  
**Executive Director of Neighbourhood Services**

CMCA/DB/LA

16 December 2005

### **LIST OF BACKGROUND PAPERS**

1. East Ayrshire Community Plan 2003 - 2015
2. East Ayrshire Local Housing Strategy 2004 - 2009

Any person wishing to inspect the background papers listed should telephone 01563 576617 and ask for Joseph Cassidy, Policy Manager.

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**HOUSING DEVELOPMENT PROGRAMME**

**APPENDIX ONE**

<b>ADDRESS</b>	<b>PROJECT</b>	<b>CLIENT GROUP</b>	<b>CURRENT POSITION</b>	<b>LINKS</b>
HURLFORD  Lomond Avenue  Former Council owned site	Houses  Single tenure: social rent  2 x 2apartment flats 4 x 3apartment flats 18 x 3apartment houses 2 x 3apartment wheelchair houses 4 x 4apartment houses  TOTAL: 30 units	General needs and some community care housing.	Development works on site. Due for completion: Spring 2006.	East Ayrshire Community Plan 2003 – 2015 (CP)  East Ayrshire Local Housing Strategy 2004 – 2009 (LHS)  Communities Scotland Investment Programme 2005 – 2006 (CSIP)
DALRYMPLE  Barbieston Road  Former water works	Houses  Mixed tenure: social rent and affordable owner occupation.  Sizes to be finalised.  TOTAL: 14 units	General needs and some community care housing.	Ayrshire Housing leading on development of design proposals.  Designs submitted to Planning. Permission received	CP LHS CSIP
GALSTON  Castleview	Houses  Sizes to be finalised.	General needs and some community care	Shire Housing Association leading on development of design	CP LHS CSIP

<p>Avenue Former Council owned site</p>	<p>Mixed tenure: social rent and affordable owner occupation.  TOTAL: 38 units</p>	<p>housing.</p>	<p>proposals with residents.  Planning application submitted.</p>	
<p>NEW FARM LOCH  Finlayson Drive  Former Council owned site</p>	<p>Houses  Mixed tenure: social rent and affordable owner occupation.  Sizes to be finalised.  TOTAL: 28 Units</p>	<p>General needs and some community care housing.</p>	<p>Atrium Homes leading on development of design proposals.  Due out to tender January 2006</p>	<p>CP LHS CSIP</p>
<p>NEW FARM LOCH  Sutherland Drive  Former Council owned site</p>	<p>Houses  Mixed tenure: social rent and affordable owner occupation.  Number of houses and sizes to be finalised.</p>	<p>General needs and some community care housing.</p>	<p>Atrium Homes leading on development of design proposals.  To be developed in consultation with residents.</p>	<p>CP LHS CSIP</p>
<p>LONGPARK PHASE SIX  Site one: Compleatown Drive Site two: Campbeltown Drive, Kirn Road, Northcraig</p>	<p>Houses  Mixed tenure: social rent and affordable owner occupation.  Site One: approximately 45 houses; all for sale at market value.  Site Two: approximately 110 houses; for affordable sale and</p>	<p>General needs and some community care housing.</p>	<p>Cunninghame Housing Association leading on development of design proposals.  Development proposals returned from tender for sites one and two. Tender report submitted to Communities Scotland</p>	<p>CP LHS CSIP</p>

Road and Longpark Avenue  Former Council owned site	for rent. (54 for rent)  Site Three: Following selective demolitions of Cunninghame HA stock, proposals to be developed.		for approval January 2006, pending site start.  Site owned by Cunninghame Housing Association.  Demolitions due to start January 2006.	
INITIATIVE AREA  Riccarton West  Council owned site	Houses  Mixed tenure: social rent and affordable owner occupation.  Numbers and sizes to be finalised.	General needs and some community care housing.	Atrium Homes leading on development of design proposals with residents.  Refer to Initiatives Area Report dated 25 January 2006 for consideration of options developed.	CP LHS CSIP
INITIATIVE AREA  Chapel Lane, Manse Place, Galston  Council owned site	Houses  Mixed tenure: social rent and affordable owner occupation.  Numbers and sizes to be finalised.	General needs and some community care housing.	Shire Housing Association leading on development of design proposals with residents.	CP LHS CSIP
DRONGAN  Littlemill Road  Council owned	Houses  Sizes to be finalised.  Mixed tenure: social rent and	General needs and some community care housing.	Irvine Housing Association leading on development of design proposals with residents.	CP LHS CSIP

site	affordable owner occupation. 25 units.		Proposals submitted to Planning. Site investigations to be undertaken.	
CUMNOCK Kingsway Council owned site	Houses Single tenure: social rent Numbers and sizes to be finalised.	General needs and some community care housing.	Disposal ongoing to Shire Housing Association, Shire HA leading on development proposals.  Site investigations to be carried out.	CP LHS CSIP
STEWARTON Nether robertland Atrium Homes site.	Houses Numbers and sizes to be finalised. Mixed tenure: social rent and affordable owner occupation.	General needs and some community care housing.	Atrium Homes to lead on development of design proposals with residents.  Feasibility Study submitted to Planning for the re-zoning of the area of ground at Nether robertland as part of the Local Plan review.	CP LHS CSIP
BELLSBANK Mossdale Terrace Council owned site	Houses Single tenure: affordable owner occupation. TOTAL: 49 units		Advertise on open market via Development Services Department.  Refer to Initiative Areas Report 25 January 2006.	CP LHS CSIP

<p>NEW CUMNOCK</p> <p>Cairnhill</p> <p>Council owned site</p>	<p>Houses</p> <p>Single tenure: affordable owner occupation.</p> <p>TOTAL: 62 units</p>		<p>Advertise on open market via Development Services Department.</p> <p>Refer to Initiative Areas Report 25 January 2006.</p>	<p>CP LHS CSIP</p>
<p>KILMARNOCK</p> <p>Kirkland Avenue</p> <p>Council owned site</p>	<p>Houses</p> <p>Mixed tenure: social rent and affordable owner occupation.</p> <p>Numbers and sizes to be finalised.</p>	<p>General needs and some community care housing.</p>	<p>Recommend disposal to Cunninghame Housing Association, as a locally based Housing Association.</p>	<p>CP LHS CSIP</p>