

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 25 JANUARY 2006

PROPOSED HOUSING INITIATIVE AREAS

Report by Executive Director of Neighbourhood Services

1. PURPOSE OF REPORT

- 1.1 To inform Committee of the current position regarding progress in the initiative areas of Riccarton West, Kilmarnock, Chapel Lane, Galston, the ongoing development proposals at Longpark, Kilmarnock and Littlemill Road, Drongan, and further development proposals in respect of Cairnhill, New Cumnock and Mossdale Terrace, Bellsbank.

2. BACKGROUND

- 2.1 At its meeting on 31 January 2001, this Committee agreed a comprehensive strategy to address low demand housing throughout East Ayrshire.
- 2.2 It was further agreed by this Committee on 3 September 2003 to invite expressions of interest from appropriate housing developers/ partners for the sustained regeneration of housing areas in: Riccarton West; Chapel Lane, Galston; Cairnhill, New Cumnock; and Bellsbank, Dalmellington.
- 2.3 At its meeting held on 19 May 2004, this Committee agreed to a Development Brief being prepared for Phase One of the Initiative Areas proposed works, being Riccarton West and Galston.
- 2.4 On 3 November 2004, this Committee agreed to approve Atrium Homes and Shire Housing Association Ltd being identified as the RSL partners to work with the successful contractors on the Riccarton West and Galston site respectively.
- 2.5 On 11 September 2002 the Committee received a report on the findings from the Longpark Wider Action Research Project which was jointly undertaken by the Council, Communities Scotland and Cunninghame Housing Association Ltd. From that research it was agreed, inter alia, that further selective demolitions would take place within Longpark. Thereafter, a development programme of new build on the cleared sites was approved by Committee on 19 May 2004.
- 2.6 Thereafter, the Emergency Powers Committee on 29 July 2005 approved the disposal of 2 sites to a housing developer to be appointed by Cunninghame Housing Association Ltd following a market tendering exercise and further agreed to regularise a number of title irregularities within the sites.

- 2.7 The Housing Committee on 26 January 2005 agreed to declare surplus a site at Littlemill Road, Drongan extending to 2.26 hectares for the purpose of a disposal to Irvine Housing Association and agreed to authorise the Executive Director of Development and Property Services to finalise negotiations for the disposal of the site.

3. DEMOLITIONS

- 3.1 Following a successful bid for Private Sector Housing Grant (PSHG) to the Scottish Executive in 2004/2005, demolition work is practically complete in terms of both Riccarton West and Longpark, Kilmarnock and fully complete at the fire damaged block in Chapel Lane, Galston. All works will be complete by the end of the financial year.

4. CURRENT DEVELOPMENT POSITION

4.1 Galston

- 4.1.1 The proposals agreed by this Committee on 3 September 2003 for Galston allow for the creation of a mixed tenure development, to provide new build housing for sale, together with social rented housing, to include an element of community care housing.
- 4.1.2 In order to develop the proposals in Chapel Lane, it is proposed that Shire Housing Association Ltd take the lead role in the procurement process.

4.2 Riccarton West

- 4.2.1 The proposals agreed by this Committee on 3 September 2003 for Riccarton West allow for the creation of a mixed tenure development, to provide new build housing for sale, together with social rented housing, to include an element of community care housing.
- 4.2.2 In order to develop proposals in response to identified need, and in consultation with the residents in Riccarton West, it is proposed that Atrium Homes takes the lead role in the procurement process.
- 4.2.3 Site investigation works have been commissioned through Atrium Homes in Riccarton West, in order to determine the ground conditions on the site. These works are programmed to take place in February/ March 2006. The results of these tests will inform the development of the brief. The total cost associated with these investigations is estimated to be £90,000 and it is proposed that the Council agree to meet 50% of the total cost estimated to be £45,000.
- 4.2.4 Three thematic officer/ resident groups were established to consider: Access, Communication and Development. Site visits took place on 2 November 2005 to allow interested tenants from the groups, together with officers from East Ayrshire Council, Atrium Homes and the Tenants Information Service (TIS) to

visit two sites in Glasgow that have ongoing and completed regeneration works, and to meet with staff to discuss the regeneration process.

4.2.5 The results of the site visits will be reported to the Consultation group in mid January 2006 and they will be asked to indicate what their aspirations are for the estate.

4.2.6 An open day for all tenants/ residents is proposed in February / March 2006 to discuss the above and the range of options that are laid out in Appendix 1.

4.3 Longpark

4.3.1 Following the issue of the Development Brief, tenders for the proposed works for sites one (Campbleton Drive), and site two, (Campbelton Drive, Kirn Road, Northcraig Road and Longpark Avenue), have been returned and evaluated. Tender acceptance is anticipated to be made in January 2006.

4.3.2 Site start is anticipated to be achieved on site two (for sale and for rent) in quarter one 2006/ 2007.

4.3.3 All former Council houses within site 2 have now been re-acquired and negotiations are ongoing with ALIH (Farms) Ltd in terms of the access lane which crosses site one.

4.4 Littlemill Road, Drogan

4.4.1 Following initial consultations between the Executive Director of Development and Property Services and Irvine Housing Association it has been agreed to restrict negotiations to a smaller site extending to 0.863 hectares as shown on the attached plan 1.

4.4.2 The remainder of the site previously declared surplus will revert to the Housing Capital Account.

4.5 Cairnhill

4.5.1 Cairnhill is a housing estate which comprises two storey cottages, semi-detached and terraced properties. The majority of the properties are in a poor condition internally, as a result of water damage, vandalism and general dampness caused by a lack of occupation.

4.5.2 As previously reported to this Committee demand for existing housing is low, with there currently being 27 void properties. The site in Council ownership shown on attached plan 2 comprises the 27 void properties, 37 tenanted houses and a further 2 properties being used as community houses as detailed in Appendix 2 together with adjacent ground. In addition, there are 4 owner occupied properties within the proposed site identified on plan 2.

4.5.3 In order to consolidate demand for social rented housing in the area, it is proposed that the current tenants be offered alternative housing, to allow the

properties in Council ownership to be marketed for redevelopment on the open market either as part of a joint marketing exercise with the owner occupiers or in isolation.

4.6 Mossdale Terrace

4.6.1 Mossdale Terrace in Bellsbank is an estate which comprises mostly cottage type properties, with the balance being four-in-a-block flats. Again, the majority of these properties are in a poor condition internally, as a result of water damage, vandalism and general dampness caused by a lack of occupation.

4.6.2 As previously reported to this Committee demand for existing housing is low, with there currently being 32 void properties. The site in Council ownership shown on attached plan 3 comprises the 32 void properties and 17 tenanted houses detailed in Appendix 3 together with adjacent ground.

4.6.3 In order to consolidate demand for social rented housing in the area, it is proposed that the current tenants be offered alternative housing, to allow the properties in Council ownership to be marketed for redevelopment on the open market either as part of a joint marketing exercise with the owner occupiers or in isolation.

5. FINANCIAL IMPLICATIONS

5.1 Galston

5.1.1 There are no financial implications associated directly within the contents of this report.

5.2 Riccarton West

5.2.1 The total cost associated with the site investigations is estimated to be £90,000 and it is proposed that the Council agree to meet 50% of the total cost estimated to be £45,000.

5.3 Longpark

5.3.1 There are no financial implications associated directly within the contents of this report other than those previously reported to Committee in respect of title regularisation.

5.4 Littlemill Road, Drongan

5.4.1 There are no financial implications associated directly within the contents of this report.

5.5 Cairnhill, New Cumnock

5.5.1 Home Loss and Disturbance payments estimated to be in the region of £42,000 will be payable to the remaining tenants at Cairnhill, New Cumnock.

5.5.2 The sums achieved through the proposed disposal at Cairnhill, New Cumnock would be a receipt to the Housing Revenue Capital Account.

5.6 Mossdale Terrace, Bellsbank

5.6.1 Home Loss and Disturbance payments estimated to be in the region of £29,750 will be payable to the remaining tenants at Mossdale Terrace, Bellsbank.

5.6.2 The sum achieved through the proposed disposal at Mossdale Terrace, Bellsbank would be a receipt to the Housing Revenue Capital Account.

6. LEGAL AUTHORITY/ IMPLICATIONS

6.1 Galston

6.1.1 Shire Housing Association Ltd will require to comply with the European Procurement directives during the procurement process. There are no other legal implications associated directly within the contents of this report.

6.2 Riccarton West

6.2.1 Atrium Homes will require to comply with the European Procurement directives during the procurement process. There are no other legal implications associated directly within the contents of this report.

6.3 Longpark

6.3.1 All title irregularities will require to be addressed prior to title transfer and site start. There are no other legal implications associated directly within the contents of this report.

6.4 Littlemill Road, Drongan

6.4.1 There are no legal implications associated directly within the contents of this report.

6.5 Cairnhill, New Cumnock

6.5.1 The Council is obliged in terms of statute to meet Home Loss and Disturbance payments to the remaining tenants. There are no other legal implications associated directly within the contents of this report.

6.6 Mossdale Terrace, Bellsbank

6.6.1 The Council is obliged in terms of statute to meet Home Loss and Disturbance payments to the remaining tenants. There are no other legal implications associated directly within the contents of this report.

7. POLICY IMPLICATIONS

7.1 The development proposals for Riccarton West, Galston, Longpark, Littlemill Road, Drongan, Cairnhill, New Cumnock and Mossdale Terrace, Bellsbank will promote the sustained regeneration of these areas, in accordance with the requirements of the East Ayrshire Local Housing Strategy.

8. RECOMMENDATIONS

8.1 The Committee are recommended to:

- (i) approve Shire Housing Association Ltd taking the lead role in the procurement process for the development proposals at Chapel Lane/ Manse Place, Galston;
- (ii) approve Atrium Homes taking the lead role in the procurement process for the development proposals at Riccarton West;
- (iii) approve consultation with residents in Riccarton West with regard to the regeneration options outlined in Appendix 1;
- (iv) approve the Council's share of the cost of site investigation works in Riccarton West in the sum of approximately £45,000;
- (v) declare surplus to requirement the site identified in Plan 2 at Cairnhill, New Cumnock, together with the properties identified in Appendix 2, and refer to the Executive Director of Development and Property Services for marketing as appropriate subject to re-housing the existing tenants;
- (vi) declare surplus to requirement the site identified in Plan 3 at Mossdale Terrace, Bellsbank, together with the properties identified in Appendix 3 and refer to the Executive Director of Development and Property Services for marketing as appropriate subject to re-housing the existing tenants;
- (vii) note that a further report on progress will be brought to a future Housing Committee; and
- (viii) otherwise note the contents of the report.

William Stafford
Executive Director of Neighbourhood Services

CMCA/DB/LA

16 December 2005

LIST OF BACKGROUND PAPERS

NIL

Any person wishing to inspect the background papers listed above should telephone 01563 576617 and ask for Joseph Cassidy, Policy Manager.
Implementation officer – chris.mcaleavey@east-ayrshire.gov.uk

Appendix 1

RICCARTON WEST

OPTION	REGENERATION PROPOSAL	COMMENTS
One	<p>Build new houses for rent and sale on the cleared site Barnweil Road/ Fleming Street and Maxholm Road. The new rented houses would be Housing Association houses (Atrium Homes). The houses for sale would be aimed at Low Cost Home Ownership and/ or Homestake. Initial preference would be given to sell to local residents. Housing for the elderly would be part of the rented development.</p>	<p>No regeneration works would be carried out to the housing in the surrounding streets, i.e. Picken Street/ Stoneyhill Avenue and Granger Road.</p> <p>Existing tenants in the surrounding streets would therefore retain their Right to Buy (RTB).</p> <p>An analysis of the East Ayrshire Council Standard Delivery Plan (SDP) for the area would require to be commissioned to establish the investment profile and timescale for the area to achieve the Scottish Housing Quality Standard (SHQS), relative to the condition of the stock and tenants' aspirations for their homes and environment.</p>
Two	<p>As Option One, but the properties at Picken Street/ Stoneyhill Avenue and Granger Road would be demolished as Phase Two. Phase Two would also consist of a mixture of rented and home ownership properties. Residents in Phase Two would be given housing priority for Phase One.</p>	<p>Tenants' and owners' aspirations for the area covered by the Phase Two proposals would determine the extent of the regeneration proposals.</p> <p>An analysis of the potential Right to Buy (RTB) buy backs and Homestake (LCHO) sales would be required to be undertaken.</p> <p>Existing tenants would only retain their RTB by moving to another East Ayrshire Council property out with the Initiative Area.</p> <p>Existing owners could participate in the Homestake scheme (LCHO) to buy equity in a new house, whilst remaining in the area.</p> <p>The greater area for development enhances the opportunities to respond to identified housing need</p>

		through the provision of new build housing across tenures and in terms of mainstream and community care needs.
Three	As Phase One, but the remaining East Ayrshire tenants in Picken Street/ Stoneyhill Avenue and Granger Road would be balloted to find out whether or not they would wish to transfer to Atrium Homes as Housing Association tenants. Their homes would not be demolished, but subject to what ever improvement is agreed by Atrium Homes (minimum Scottish Housing Quality Standard (SHQS)).	<p>An analysis of the East Ayrshire Council Standard Delivery Plan (SDP) for the area would require to be commissioned to establish the investment profile and timescale for the area to achieve the Scottish Housing Quality Standard (SHQS), relative to the condition of the stock and tenants' aspirations for their homes and environment.</p> <p>An analysis of Atrium Homes' rents, management and maintenance costs would require to be devised to introduce the stock at Riccarton West, so as to develop an investment profile, front-loading works in a thirty year lifespan against tenant and resident aspirations for their homes and environment.</p> <p>A tenant ballot and an Independent Tenant Advisor (ITA) would require to be appointed.</p> <p>Existing tenants would only retain their RTB if they do not move home, or move to another East Ayrshire Council property.</p>

APPENDIX 2

Cairnhill, New Cumnock

Farden Avenue

9, 11, 21, 23, 27, 35, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75

2, 4, 6, 8, 10, 12, 14, 16, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68,
70, 72, 76

Greenhill Avenue

6 and 8

Greenbraes Drive

10, 12, 14, 16, 3, 5, 7, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83.

APPENDIX 3

Mossdale Terrace, Bellsbank

1,7,9,11,13,15,17,19,21,23,25,27,29,31,33,35,37,39,41,43,45,47,49,51,53

6,8,10,12,14,16,18,20,22,24,26,28,30,32,34,36,38,40,42,44,46,48,50,52.