

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 26 JANUARY 2005

HOUSING DEVELOPMENT PROGRAMME

Report by Executive Director of Neighbourhood Services

1. PURPOSE OF REPORT

- 1.1 To inform Committee of the East Ayrshire Council Development Programme, to respond to identified community care and other service users' housing needs in East Ayrshire.

2. INTRODUCTION

- 2.1 The Housing (Scotland) Act 2001 places a duty on Local Authorities to each coordinate and produce a Local Housing Strategy and, in conjunction with partner agencies 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 the Housing Committee on 6 November 2002 and 5 November 2003, a programme of Housing Development work is being devised by the Department in conjunction with colleagues in Educational and Social Services, Development and Property Services and Communities Scotland through an officer group, to agree future priorities for funding and action.
- 2.3 Housing development works identified by the group are 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 Refuge Development Fund works funded through the Scottish Executive's challenge fund, the Initiative Areas proposals for Riccarton West, Galston and Longpark, and the Kilmarnock Town Centre regeneration initiative.
- 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 beyond that covered in the "Proposed Housing Initiative Areas" report.

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 will contribute towards meeting identified housing need as set out in the Local Housing Strategy.

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 a future Committee meeting for consideration,
 - ii. otherwise note the contents of this report.

William Stafford
Executive Director of Neighbourhood Services

CMCA/DB/LA

14 December 2004

LIST OF BACKGROUND PAPERS

1. East Ayrshire Community Plan 2003 - 2015
2. East Ayrshire Local Housing Strategy 2004 - 2009
3. East Ayrshire Domestic Abuse Strategy 2002

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

Implementation officer – chris.mcaleavey@east-ayrshire.gov.uk

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PROJECT TYPE	ADDRESS	TIME SCALE	CLIENT GROUP(S)	ACTION	LINKS
HURLFORD	Lomond Avenue	On site Jan 2005, completion expected March 2006	Existing and new Council and Housing Association waiting list applicants and tenants with an element of community care housing.	Promote a range of new build housing types and sizes across tenures to include suitably designed community care housing to respond to the aspirations of residents and to housing need.	East Ayrshire Community Plan
DALRYMPLE	Barbieston Road	2006/2008	Existing and new Council and Housing Association waiting list applicants with an element of community care housing and for owner occupation.		East Ayrshire Local Housing Strategy
GALSTON	Castleview Avenue	2006/2007	Existing and new Council and Housing Association waiting list applicants and tenants with an element of community care housing and housing for owner occupation.		Communities Scotland Investment Programme 2004 - 2005

<p>NEW FARM LOCH, KILMARNOCK</p>	<p>Finlayson Drive, Sutherland Drive</p>	<p>2006/2008</p>	<p>Existing and new Council and Housing Association waiting list applicants and tenants with an element of community care housing and housing for owner occupation.</p>		
<p>REFUGE DEVELOPMENT FUND</p>	<p>Kilmarnock and Cumnock</p>	<p>On site, completion expected May 2005</p>	<p>Women and children fleeing Domestic Abuse.</p>	<p>Develop a new refuge in Kilmarnock and improve the facility and service provision in Cumnock to: meet the needs of service users; and respond to the requirements of the Disability Discrimination Act 1995.</p>	<p>East Ayrshire Domestic Abuse Strategy East Ayrshire Local Housing Strategy</p>
<p>LONGPARK PHASE SIX, KILMARNOCK</p>	<p>Longpark</p>	<p>2006/2008</p>	<p>Existing and new Council and Housing Association waiting list applicants and tenants with an element of community care housing and for owner occupation.</p>	<p>Demolition and new build housing proposals across tenures to respond to the aspirations of residents and housing needs analysis to promote the sustained regeneration of Longpark.</p>	<p>East Ayrshire Local Housing Strategy Communities Scotland Investment Programme 2004 – 2005</p>

<p>INITIATIVE AREAS</p>	<p>Riccarton West, Kilmarnock and Chapel Lane, Manse Place, Galston</p>	<p>2006/2008 2006/2008</p>	<p>Existing and new Council and Housing Association waiting list applicants and tenants with an element of community care housing and for owner occupation.</p>	<p>To promote new build housing proposals across tenures to respond to the aspirations of residents and to housing needs analysis. Develop a range of new build housing types and sizes for affordable owner occupation and social rent.</p>	<p>East Ayrshire Local Housing Strategy Communities Scotland Investment Programme 2004 - 2005</p>
<p>KILMARNOCK TOWN CENTRE REGENERATION</p>	<p>John Finnie Street</p>	<p>2005</p>	<p>Existing and new Council and Housing Association waiting list applicants and tenants.</p>	<p>Rehabilitate existing empty flats in John Finnie Street, to suit the needs of waiting list applicants.</p>	<p>East Ayrshire Local Housing Strategy Communities Scotland Investment Programme 2004 - 2005</p>