

## **EAST AYRSHIRE COUNCIL**

### **HOUSING COMMITTEE – 26 JANUARY 2005**

#### **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 identified housing development proposals to promote the sustained regeneration of various housing areas, through the development of a partnership arrangement to provide social rent and private housing development works.

#### **2. BACKGROUND**

- 2.1 At its meeting on 31<sup>st</sup> 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, Kilmarnock; 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 by the officer group for Phase One of the Initiative Areas proposed works, being Riccarton West and Galston.
- 2.4 It was also agreed by this Committee on 11 September 2002 to demolish a selective list of difficult to let housing in Longpark, in response to reported concerns over crime and fear of crime in the area.

#### **3. CO-ORDINATED APPROACH TO REGENERATION**

- 3.1 Due to lack of demand and the consequential high level of long term voids in these areas, the Housing Committee agreed, on 3 September 2003, to seek to enter into partnership arrangements with potential developers, and on 3 November 2004, to partner with Atrium Homes and Shire Housing Association in the case of Riccarton West and Galston respectively, and with Communities Scotland, Cunninghame Housing Association, and a housing developer in terms of Longpark.

#### **4. DEMOLITIONS**

- 4.1 An additional bid for Private Sector Housing Grant (PSHG) was made in the current financial year to the Scottish Executive for funding to assist with the cost of demolition and reinstatement works at 29 – 47 Campbeltown Drive, 1 – 46 Kirn Road, 1 – 40 Northcraig Road, 9 – 34 Longpark Avenue, 1 – 12

Highet Street and 39 – 48 Thomson Street in Longpark, as detailed in the report to this Committee dated 19 May 2004. This bid has been approved, and demolition and reinstatement works are proposed to be carried out before the financial year end.

- 4.2 First phase demolition and reinstatement works are also proposed for 1 – 85 Barnweil Road to include The Barn, 25 – 71 Fleming Street and 2 – 94 Maxholm Road in Riccarton West and to the fire damaged block at 16 – 25 Chapel Lane in Galston, all of which are detailed as properties affected by lack of demand in the report to this Committee dated 3 September 2003. Again, funding has been approved by the Scottish Executive, and first phase demolition and reinstatement works are proposed to be carried out before the financial year end.

## **5. DEVELOPMENT PROPOSALS – PROGRESS UPDATE**

- 5.1 The proposals agreed by this Committee on 3 September 2003 for Riccarton West and 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. The interested contractors will be required to develop proposals for the Phase One works in partnership with identified Registered Social Landlords, Atrium Homes and Shire Housing Association respectively.
- 5.2 Following discussions with Communities Scotland in regard to the proposals for Riccarton West and Galston, and issues surrounding existing occupation levels within these areas, there is the need for an additional housing site to be identified to accommodate some of the existing residents in Galston, so as to allow the development proposals to proceed. The site identified for disposal at market value to the partner RSL, Shire HA, is Castlevue Avenue in Galston. The first phase, comprising a new build mixed tenure housing development in Castlevue Avenue, is likely to be completed in 2006/ 2007. The Riccarton West development of new build housing is not likely to be completed until 2008, with completion of the new development at Chapel Lane, Galston following thereafter. There may be a need to identify another housing site to accommodate existing residents in Riccarton West to facilitate the overall development of the Riccarton West area but this will be the subject of a separate report to members at a future committee meeting as required.
- 5.3 The proposals agreed for Longpark by this Committee on 19 May 2004, allow for the demolition of properties in Council ownership and those previously disposed of in terms of the Right to Buy Legislation. This will then allow for the construction of a range of new build housing types and sizes for sale and for social rent, both for general needs and for community care housing needs, all to Housing for Varying Needs and Secure by Design standards, in partnership with Cunninghame Housing Association and a housing developer.
- 5.4 Site investigation works have been commissioned through Cunninghame Housing Association in Longpark, in order to determine the ground conditions on the three sites earmarked for redevelopment. These works are

programmed to take place in January 2005. The results of these tests will inform the development of the brief. The total cost associated with these investigations is estimated to be £75,000 of which the Council's share of the cost is estimated to be £25,000.

## **6. EXPRESSIONS OF DEVELOPER INTEREST - LONGPARK**

- 6.1 It is proposed that an advertisement is placed in the Official Journal of the European Union (OJEC) at the end of January 2005 for Longpark, and that a Pre-Qualification Questionnaire (PQQ) be issued to all parties that express an interest in the project proposals for completion and return to Cunninghame HA. Following an appraisal process and the issue of tender documents, the award of the contract for site one, (Compleetown Drive), and site two, (Campbeltown Drive, Kirn Road, Northcraig Road and Longpark Avenue), is anticipated to be achieved in November 2005, with a physical site start in April 2006. Proposals for site three, which is currently in Cunninghame HA's ownership, will be developed on a phased basis, to reflect the uptake of housing in sites one and two.

## **7. CONSULTATION**

- 7.1 Letters have been issued to existing tenants and owners affected by the demolition proposals in Longpark to advise them of their housing options. In addition the District Valuer has been instructed in terms of the earlier Committee decision of 19 May 2004 to enter into negotiation with the owner occupiers involved in respect of preliminary terms and conditions of sale.
- 7.2 Wider consultation with residents living in Longpark, as well as established tenants' and residents' groups on the proposed demolition and regeneration works is to be carried out during January 2005, and will be coordinated by the Tenants Information Service (TIS) in partnership with the Council and Cunninghame HA, to help inform the final Development Brief.
- 7.3 Letters are to be issued to existing tenants and owners affected by the proposed first phase demolition and reinstatement works at Barnweil Road, Fleming Street and Maxholm Road in Riccarton West and to the fire damaged block in Chapel Lane in Galston early in the New Year, to advise them of the Council's proposals and their own housing options.
- 7.4 Wider consultation with residents living in Riccarton West and Galston, as well as established tenants' and residents' groups on the proposed demolition and regeneration works will to be carried out during January 2005, and will be coordinated by the Tenants Information Service (TIS) in partnership with the Council and Atrium Homes and Shire HA, to help inform the final Development Brief.

## **8. FINANCIAL IMPLICATIONS**

- 8.1 The cost associated with site investigation works in Longpark is estimated to be £75,000. The share of cost due by the Council for site one at Campbeltown

Drive, which will be for outright sale, is £25,000. This sum will be met from within the award of Private Sector Housing Grant (PSHG).

- 8.2 The capital costs associated with the demolition programme identified within section 4 of this report together with the acquisition costs due to the owner occupiers and the associated home-loss and disturbance payments will similarly be met within the award of Private Sector Housing Grant (PSHG). Any home loss or disturbance payments due to tenants will be met from available budgets.

## **9. LEGAL AUTHORITY/ IMPLICATIONS**

- 9.1 All tenants and owner occupiers affected by the demolition proposals detailed within section 4 of this report are entitled to Home Loss and Disturbance Payments in terms of section 27-29 of the Land Compensation (Scotland) Act 1973 and section 12(6) of the Land Compensation (Scotland) Act 1963 as amended.
- 9.2 The Council has authority in the event of failure to agree terms and conditions for the reacquisition of properties to acquire those properties outwith Council ownership scheduled for demolition in terms of section 189 of the Town and Country Planning (Scotland) Act 1997.
- 9.3 Any additional legal implications associated with the proposals will be brought to a future Housing Committee.

## **10. POLICY IMPLICATIONS**

- 10.1 The development proposals for Riccarton West, Galston, and Longpark will promote the sustained regeneration of these areas. Working, in partnership, with potential developers and Shire HA and Atrium Homes in the case of Riccarton West and Galston, and with Communities Scotland, Cunninghame Housing Association, and a housing developer, in terms of Longpark, supports the Council's objectives set out in the East Ayrshire Local Housing Strategy.

## **11. CONCLUSIONS**

- 11.1 The development proposals for Riccarton West, Chapel Lane and Manse Place, Galston and Longpark will promote the sustained regeneration of these areas in accordance with the following key themes identified in the East Ayrshire Community Plan: improving opportunities; improving community safety; improving health; eliminating poverty; improving the environment.

## **12. RECOMMENDATIONS**

- 12.1 The Committee are recommended to:
- (i) approve the proposed demolition and reinstatement works identified in Appendix One prior to the current financial year end;

- (ii) authorise the reacquisition of the sold properties within the Longpark area previously agreed in principle either by voluntary negotiation or by the use of Compulsory Purchase powers;
- (iii) approve consultation with residents in Riccarton West, Chapel Lane, Galston and Longpark with regard to the proposed demolitions outlined in the report;
- (iv) approve the cost of site investigation works in Longpark in the sum of approximately £25,000;
- (v) note that a further report on progress will be brought to a future Housing Committee, following receipt of tenders; and
- (vi) otherwise note the contents of the report.

William Stafford  
Executive Director of Neighbourhood Services

CMCA/DB/LA

17 December 2004

#### **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.

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**PROPERTIES PROPOSED FOR DEMOLITIONS**

**LONGPARK AND RICCARTON WEST, KILMARNOCK AND  
CHAPEL LANE, GALSTON**

**Campbeltown Drive**

7,9,29, 29a, 31, 33, 35, 37, 39, 41, 43, 45, 47 (1 sold)

North West Kilmarnock Resource Centre at 49, 51, 53, 55

**Kirn Road**

2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 46

1, 3, 5, 7, 9, 11, 13, 23, 25, 27, 29, 31, 33, 35, 37 (2 sold)

**Northcraig Road**

2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 34, 36, 38, 40

1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 31, 33, 35, 37 (1 sold)

**Longpark Avenue**

10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34

9, 11, 13, 15, 17, 19, 21, 23, 25, 27

**Highet Street**

2, 4, 6, 8, 10, 12

1, 3, 5, 7, 9, 11 (Adjoining 18, 20 Longpark Avenue)

**Thomson Street**

42, 44, 46, 48

39, 41, 43, 45, 47 (Adjoining 34 Longpark Avenue) (1 sold)

**Fleming Street**

25, 27, 29, 31, 28, 30, 32, 34, 36, 33, 35, 37, 39, 38, 40, 42, 44, 41, 43, 45, 46, 48, 50, 52, 49, 51, 53, 55, 54, 56, 58, 60, 57, 59, 61, 63, 65, 67, 69, 71

### **Barnweil Road**

1, 3, 5, 7, 2, 4, 6, 8, 9, 11, 13, 15, 10, 12, 14, 16, 17, 19, 21, 23, 18, 20, 22, 24, 25, 27, 29, 31, 26, 28, 30, 33, 35, 37, 39, 34, 36, 38, 40, 41, 43, 45, 47, 42, 44, 46, 48, 49, 51, 53, 55, 50, 52, 54, 56, 57, 59, 61, 63, 58, 60, 62, 64, 65, 67, 69, 71, 66, 68, 70, 72, 74, 76, 75, 77, 79, 81, 83, 85, The Barn

### **Maxholm Road**

2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94

### **Chapel Lane**

Block 16 – 25