

## **EAST AYRSHIRE COUNCIL**

### **HOUSING COMMITTEE – 19 MAY 2004**

#### **HOUSING DEVELOPMENT PROPOSALS, LONGPARK, KILMARNOCK**

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

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

- 1.1 To seek authority to progress identified housing development proposals to further promote the sustained regeneration of Longpark, Kilmarnock, through the development of a partnership arrangement to provide social rent and private housing development works.

#### **2. BACKGROUND**

- 2.1 Cunninghame Housing Association, working in partnership with East Ayrshire Council and Communities Scotland, commissioned Market Research Scotland to undertake research into issues relating to quality of life, housing and social inclusion for the residents of Longpark in North West Kilmarnock.
- 2.2 Selective demolitions of Council stock have already been undertaken in Longpark, particularly to the south side of Campbeltown Drive, where four-in-a-block properties are difficult to let.
- 2.3 It was further 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. CURRENT POSITION**

- 3.1 Investment to improve the quality of the housing has already been made in Longpark. However, there is an underlying stigma attached to the area. As a result, there is little or no demand for housing in Council ownership in Campbeltown Drive, Kirn Road, Northcraig Road and Longpark Avenue. In addition, the estate suffers from a variety of estate management problems associated with void property.
- 3.2 Longpark is an estate which comprises mostly four-in-a-block type flats. In Campbeltown Drive, Kirn Road, Northcraig Road and Longpark Avenue, there are 74 vacant properties, excluding 27 previously approved addresses for demolition. Only 47 properties are currently occupied of a total of 126, 4 of which are currently in use as office accommodation by the Department of Educational and Social Services.

#### **4. CO-ORDINATED APPROACH TO HOUSING REGENERATION**

- 4.1 The survey and focus group discussions arising from the research by Market Research UK highlighted strong concerns from residents that empty housing is having an adverse effect on the appearance of the Longpark area.
- 4.2 It is therefore proposed that a partnership be developed with Communities Scotland, Cunninghame Housing Association, as the other significant landlord in the area, and a housing developer to be appointed following a tender process to provide innovative housing solutions which will enhance the image of the area, promote the regeneration of the area through mixed tenure housing developments, and offer value for money to the Council.
- 4.3 Cunninghame Housing Association and Communities Scotland have invested in Longpark since 1998, through the provision of mixed tenure housing development works, in support of the ongoing regeneration of Longpark. In particular, the phase five partnership works undertaken with McLean Homes introduced a mixed tenure within the area, with 53 houses for rent and 50 for sale, with demand being stimulated equally for both tenure types.

#### **5. PARTNERSHIP OBJECTIVES**

- 5.1 Demolish the properties in Council ownership at Campbeltown Drive, Kirn Road, Northcraig Road and Longpark Avenue, as detailed in Appendix One to this report, subject to re-acquisition by the Council of those properties formerly sold in terms of the Right to Buy legislation by voluntary acquisition or by the use of Compulsory Purchase powers.
- 5.2 Construct and sell a range of new build houses for owner occupation at the corner of Campbeltown Drive identified as Plot One in Appendix Two to this report in partnership with Cunninghame Housing Association and a housing developer.
- 5.3 Develop 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, within and facing the block bounded by Campbeltown Drive, Kirn Road, Northcraig Road and Longpark Avenue, all to Housing for Varying Needs and Secure By Design standards, identified as Plot Two in Appendix Two to this report.
- 5.4 Demolish Cunninghame HA's existing unpopular four-in-a-block properties that contain long-term voids, and develop new build general and community care needs housing for social rent, adopting a cohesive

approach to link the proposed cleared sites to previously successful developed areas, identified as site three in Appendix Three to this report.

5.5 Dispose sites one and two in Appendix 2 to this report to Cunninghame Housing Association as lead developer for the partnership to ensure a single land bank is available to support the development proposals outlined in this report.

5.6 The initial construction proposals detailed in Paragraph 5.2, 5.3 and 5.4 have been the subject of consultation with colleagues in Planning and Roads, and comprise:

Site	Housing Type	Size	Number
1	2 Storey Semi Detached Wheelchair Accessible Bungalow	4 Apt/ 5 Person	46
		3 Apt/ 4 Person	1
	SUB TOTAL		47
2	2 Storey Semi Detached Wheelchair Accessible Bungalow	4 Apt/ 5 Person	120
		3 Apt/ 4 Person	2
	SUB TOTAL		122
3	2 Storey Semi Detached Wheelchair Accessible Bungalow 2 Storey Terraces	4 Apt/ 5 Person	8
		3 Apt/ 4 Person	1
		3 Apt/ 4 Person	12
	SUB TOTAL		21
	TOTAL		190

5.7 Provide community care housing in response to identified need.

5.8 Devise sustainable environmental improvement solutions, to respond to residents' concerns regarding crime and fear of crime.

5.9 Create apprenticeships and training for local people.

5.10 Devise a Profit Share Scheme.

## 6. PATH CLOSURE

6.1 Following reports from local residents who are also members of the Orchard Area Tenants' and Residents' Association, of anti-social behaviour, it is further proposed to close the footpath leading from Thomson Street to the rear of Witchhill Place, as detailed in Appendix Four, on the basis that the footpath is no longer required for public use, and that it would be expedient to close it.

## **7. FINANCIAL IMPLICATIONS**

- 7.1 A valuation of the sites identified would require to be undertaken to inform negotiations between the Council and its partners.
- 7.2 Any further financial implications associated with the proposals will be brought to a future meeting of this Committee.

## **8. LEGAL AUTHORITY/IMPLICATIONS**

- 8.1 Both Council tenants and owner occupiers are entitled to Home Loss and Disturbance payments in terms of sections 27-29 of the Land Compensation (Scotland) Act 1973 as amended.
- 8.2 The Council has authority in the event of failure to negotiate terms and conditions for re-acquisition to acquire those properties outwith Council ownership scheduled for demolition by Compulsory Powers in terms of section 189 of the Town and Country Planning (Scotland) Act 1997.
- 8.3 The consent of the Scottish Executive to the disposal of the identified sites to Cunningham Housing Association will be required in terms of Section 27 of the Housing (Scotland) Act 1987.
- 8.4 The proposed closure of the footpath leading from Thomson Street to the rear of Witchhill Place, is subject to the terms of Section 34 of the Countryside (Scotland) Act 1967.

## **9. POLICY IMPLICATIONS**

- 9.1 It is Council policy to advertise property for sale on the open market unless there are special reasons to do otherwise.
- 9.2 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 in East Ayrshire, and would promote the sustained regeneration of the area, working in partnership with Communities Scotland, Cunninghame Housing Association and a housing developer.

## **10. CONCLUSIONS**

- 10.1 The proposals outlined in this report are consistent with the aims and objectives set out in the Council's Local Housing Strategy to support the Community Planning Partnership to regenerate disadvantaged areas and develop sustainable communities.

## 11. RECOMMENDATIONS

### 11.1 The Committee are recommended to:

- (i) approve the development of a partnership agreement with Communities Scotland, Cunninghame Housing Association and a housing developer to promote the regeneration of Longpark;
- (ii) approve in principle the proposed demolitions of properties identified in Appendix One subject to the establishment of the partnership referred to in this report.
- (iii) authorise the Executive Director of Development and Property Services, in conjunction with the Executive Head of Housing, to progress negotiations in respect of the development proposals outlined in this report.
- (iv) authorise in principle the re-acquisition of those properties previously sold within the identified sites, again subject to the establishment of the partnership referred to in this report.
- (v) authorise the instruction of the District Valuer to enter into negotiations on preliminary terms and conditions for the re-acquisition of the five sold properties, and authorise in principle the use of Compulsory Purchase powers in terms of the Town and Country Planning (Scotland) Act 1997 Section 189 in the event of negotiated terms and conditions not being agreed in respect of the reacquisition of the sold properties;
- (vi) approve consultation with residents in the Longpark area with regard to the proposed demolitions outlined in the report;
- (vii) recommend to the Development Services Committee to approve the proposed closure of the footpath leading from Thomson Street to the rear of Witchhill Place, subject to the terms of Section 34 of the Countryside (Scotland) Act 1967;
- (viii) note that a further report on progress will be brought to a future Housing Committee.
- (ix) otherwise note the contents of the report.

William Stafford  
Executive Director of Neighbourhood Services

CMCA/DB/LA

15<sup>th</sup> April 2004

### **LIST OF BACKGROUND PAPERS**

1. Longpark / North West Kilmarnock Wider Action Research Project Report of Key Findings, Market Research Scotland, March 2002.
2. Regeneration Proposals for Longpark Phase 6, Kilmarnock – Outline Submission, December 2003.

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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## **APPENDIX ONE**

### **PROPERTIES PROPOSED FOR DEMOLITION**

#### **LONGPARK, KILMARNOCK**

##### **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. No demolition until facility may be relocated.

##### **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)