

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 19 MAY 2004

PROPOSED INITIATIVE AREAS

Report by Executive Director of Neighbourhood Services

1. PURPOSE OF REPORT

- 1.1 To inform Committee of the current position regarding the invitation of expressions of interest from appropriate housing developers/ partners for the sustained regeneration of various housing areas.

2. BACKGROUND

- 2.1 At its meeting on 31st 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, Galston, Cairnhill, New Cumnock and Bellsbank, Dalmellington.

3. EXPRESSIONS OF INTEREST

- 3.1 An inter-departmental officer group led by the Head of Housing was established to steer progress within the Council to assist in assessing the quality of the returns received.
- 3.2 Advertisements were placed in the Herald newspaper and in the Official Journal of the European Union (OJEU). A Pre-Qualification Questionnaire (PQQ) was then issued to all parties that expressed an interest, for completion and return to the Council.
- 3.3 From a total list of 11, all parties noted an interest in Riccarton West, with 7 expressions of interest for Galston, and 5 each for Cairnhill and Bellsbank.
- 3.4 As part of the appraisal process, scores have been applied to all parties that have expressed an interest in the proposals, to ensure both that the required indemnity is provided to aid decisions in establishing any proposed tender list.

4. INVITATIONS TO TENDER

- 4.1 It is proposed that Lots 1 (Riccarton West) and 2 (Galston) be combined to form Phase One of the Initiative Areas proposed works, as Lots 3 (Cairnhill) and 4 (Bellsbank) did not receive the same level of interest from contractors. Any potential works for Lots 3 and 4 would be delayed, until the Phase One proposals have been developed.

- 4.2 Of the eleven parties that had initially expressed an interest in Lot 1 only, ten have also confirmed their interest in Lot 2, where the two sites are to form Phase One of the Initiative Areas proposed works.
- 4.3 It is proposed that a Development Brief be prepared by the officer group, and that tenders be invited from the parties that have now expressed an interest in the combined Phase One of the Initiative Area proposals, subject to a satisfactory appraisal, with a proposed Project Programme, as follows:
- | | | |
|------|------------------------|--------------------------------------|
| i. | June – September 2004: | Development of Brief |
| ii. | September 2004: | Tender Issue |
| iii. | November 2004: | Tender Return |
| iv. | December 2004: | Tender Appraisal |
| v. | March 2005: | Progress Report to Housing Committee |
| vi. | March 2005: | Tender Award |

5. PARTNERING

- 5.1 The proposals agreed by this Committee on 3 September 2003 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 a Registered Social Landlord, (RSL).
- 5.2 It is proposed that a list of locally operating RSLs with an office base in East Ayrshire be established to facilitate the development of partner proposals for Phase One of the Initiative Areas proposals. The Registered Social Landlords (RSLs) are:
- | | |
|------|---------------------|
| i. | Shire HA |
| ii. | Atrium Homes |
| iii. | Cunninghame HA |
| iv. | Irvine HA |
| v. | West of Scotland HA |
- 5.3 The proposals to include RSLs as partners will require a funding commitment from Communities Scotland.

6. FINANCIAL IMPLICATIONS

- 6.1 There are no direct financial implications arising from this report.

7. LEGAL AUTHORITY/IMPLICATIONS

- 7.1 Any tendering exercise carried out will be in accordance with Standing Orders relating to contracts.
- 7.2 Any additional legal implications associated with the proposals will be brought to a future Housing Committee.

8. POLICY IMPLICATIONS

- 8.1 The development proposals will promote the sustained regeneration of the areas, working in partnership with a developer and a Registered Social Landlord, in accordance with the requirements of the East Ayrshire Local Housing Strategy.

9. CONCLUSIONS

- 9.1 The proposed partnership and development proposals for Riccarton West and Chapel Lane and Manse Place, Galston will promote the sustained regeneration of these areas.

10. RECOMMENDATIONS

- 10.1 The Committee are recommended to:
- (i) approve Lots 1 (Riccarton West) and 2 (Galston) being combined to form Phase One of the Initiative Areas proposed works;
 - (ii) approve a Development Brief being prepared by the officer group; and the invitation of tenders being invited from the list of parties that expressed an interest in Phase One of the Initiative Areas, in accordance with the proposed project programme;
 - (iii) approve a list of locally operating RSLs with an office base in East Ayrshire being established to facilitate the development of partner proposals for Phase One of the Initiative Areas proposals;
 - (iv) approve consultation with existing residents in the Phase One areas with regard to the proposed programme of regeneration works;
 - (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
28th April 2004
CMCA/DB/LA

LIST OF BACKGROUND PAPERS

NIL

Any person wishing further information on this report should telephone 01563 576617 and ask for Joseph Cassidy, Policy Manager.

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