

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 17 MAY 2006

HOUSING DEVELOPMENT PROGRAMME UPDATE

Report by Executive Director of Neighbourhood Services

1. PURPOSE OF THE REPORT

- 1.1 To update the Committee of the East Ayrshire Council Development Programme for financial year 2005/2006, developed in response to identified community care and other service users' housing needs in East Ayrshire.

2. INTRODUCTION

- 2.1 The Housing (Scotland) Act 2001 placed a duty on Local Authorities to each coordinate and produce a Local Housing Strategy by April 2004, in conjunction with partner agencies. Local Authorities therefore have a duty 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, 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 the creation of 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 the Initiative Areas proposals for Riccarton West, Galston and Longpark.

4. FINANCIAL YEAR 2005/2006

- 4.1 At 31 March 2006, a total spend of £9.002m was achieved in East Ayrshire, awarded by Communities Scotland, from an original budget allocation of £4.74m for 2005/2006. This sum may be broken down as follows:

PURPOSE OF GRANT	NUMBER OF UNITS	GRANT AWARD
<p>Receipts following site disposals to Housing Associations for future new housing development:</p> <ul style="list-style-type: none"> • Longpark Phase VI – rent • Longpark Site Two – for sale • Kirkland Avenue, Altonhill • Littlemill Road, Dronan • McBeth Gardens, New Farm Loch • Kingsway, Cumnock • Finlayson Drive, Kilmarnock <p>Approximately 100 affordable housing units are anticipated to be approved in 2006/07.</p>	<p>54</p> <p>-</p> <p>100</p> <p>25</p> <p>28</p> <p>50</p> <p>48</p>	<p>£817,020</p> <p>£1,294,766</p> <p>£1,959,000</p> <p>£367,500</p> <p>£440,000</p> <p>£763,250</p> <p>£920,000</p>
		£6,561,536
<p>Balance of grant to progress projects on site, progress new housing developments and adaptations:</p> <p>Hurlford</p> <p>Castleview, Galston</p> <p>Off the Shelf Purchase</p> <p>Dalrymple</p> <p>Adaptations</p> <p>Longpark Site 3, demolitions</p> <p>Women's Aid, Furniture Grant</p> <p>Fees associated with acquisitions/cost plans</p>		<p>£1,438,000</p> <p>£112,000</p> <p>£134,000</p> <p>£54,000</p> <p>£252,000</p> <p>£36,000</p> <p>£35,000</p> <p>£379,464</p>
		£2,440,464
TOTAL		£9,002,000

5. FINANCIAL IMPLICATIONS

5.1 Other than noting the Financial Spend detailed in 4.1 of this report there are no financial implications for the Council arising directly from this report

6. LEGAL AUTHORITY/ IMPLICATIONS

6.1 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.

7. POLICY IMPLICATIONS

- 7.1 By building new housing on the above sites, this development programme will contribute towards meeting the appropriate policies contained in the East Ayrshire Community Plan and Local Housing Strategy, i.e. affordable housing, providing choice and sustaining communities.

8. CONCLUSIONS

- 8.1 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.

9. RECOMMENDATIONS

- 9.1 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

WS/CMCA/DB/LA

26 April 2006

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, Development & Strategy Manager.

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