

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 3 NOVEMBER 2004

HOUSING DEVELOPMENT PROPOSALS: RICCARTON WEST; GALSTON; AND LONGPARK 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 further promote the sustained regeneration of various housing areas, through the development of partnership arrangements to provide social rent and private housing development works.

2. BACKGROUND

- 2.1 At the Housing Committee meeting held on 31st January 2001, members agreed a comprehensive strategy to address low demand housing throughout East Ayrshire.
- 2.2 It was thereafter agreed by this Committee on 11th 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.
- 2.3 Following submission of a report by the then Director of Homes and Technical Services it was agreed by this Committee on 3rd 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.
- 2.4 On 19th May 2004, members further agreed to a Development Brief being prepared for Phase One of the Initiative Areas proposed works, being Riccarton West and Galston and separately, approved the development of a partnership agreement with Communities Scotland, Cunninghame Housing Association and a housing developer to promote the regeneration of Longpark.

3. RICCARTON WEST AND GALSTON

- 3.1 The proposals agreed by this Committee on 3rd 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 a Registered Social Landlord (RSL).

- 3.2 On 19th May 2004 members agreed that a list of locally operating RSLs with an office base in East Ayrshire would be provided for contractors to approach, to develop partnership arrangements for Phase One of the Initiative Areas projects in terms of Riccarton and Galston. The RSLs were:
- i. Shire HA
 - ii. Atrium Homes
 - iii. Cunninghame HA
 - iv. Irvine HA
 - v. West of Scotland HA
- 3.3 However, following recent detailed discussions, Communities Scotland has now confirmed that having carried out a further evaluation of all five RSLs using information provided by them on their proposed future works programmes and also having re-examined the proposed scale of development for social rented housing, it would not be practical to ask the various interested developers to engage with a range of RSLs for the provision of a relatively small number of social rented housing units in the way originally envisaged.
- 3.4 In order, therefore, to take forward the preparation of the Development Briefs for Riccarton and Galston, a further assessment of potential RSL partnerships has been undertaken by officers from the Council and Communities Scotland taking into account the factors identified in paragraph 3.3 above together with other factors such as the physical proximity of the RSLs' existing stock to the two sites, practical operational management, previous performance, and other proposed regeneration activity in East Ayrshire. Following that assessment Atrium Homes has been identified as the most appropriate RSL partner to work with the successful contractor on the Riccarton West site and Shire Housing Association has been identified as the most appropriate RSL partner to work with the successful contractor on the Galston site.
- 3.5 Given that the selection of Atrium Homes and Shire Housing Association as detailed on paragraph 3.4 above represents a deviation from the previously advertised proposals the project as now defined has been re-advertised in the Official Journal of the European Union (OJEU), and a Pre-Qualification Questionnaire (PQQ) will be issued to all parties expressing an interest, for completion and return to the Council. All parties who had expressed an initial interest in the project have been notified of the amended proposals.

4. LONGPARK

- 4.1 The proposals agreed for Longpark by this Committee on 19th May 2004 allow for the demolition of properties in Council ownership at Campbeltown Drive, Kirn Road, Northcraig Road and Longpark Avenue, 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. This will support 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.

- 4.2 Following a tendering process Cunninghame Housing Association has now appointed Engineers to carry out site investigations to determine the ground conditions on the three sites. The results of these tests will inform the development of the brief.

5. FINANCIAL IMPLICATIONS

- 5.1 There are no direct financial implications arising from this report other than additional costs incurred by the requirement to re-advertise. These costs can be met from agreed budgets.

6. LEGAL AUTHORITY/IMPLICATIONS

- 6.1 Other than the requirement to re-advertise there are no other direct legal implications arising from this report. Any additional legal implications associated with the proposals will be reported to a future Housing Committee.

7. POLICY IMPLICATIONS

- 7.1 The development proposals for Riccarton West, Galston, and Longpark will promote the sustained regeneration of these areas, working in partnership with potential developers, in accordance with the objectives laid down in the East Ayrshire Local Housing Strategy.

8 CONCLUSIONS

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

9. RECOMMENDATIONS

- 9.1 The Committee are recommended to:
- (i) approve the revised RSL partnering proposals as outlined in Paragraph 3 of the report;
 - (ii) note that a further report on progress will be brought to a future Housing Committee, and;
 - (iii) otherwise note the contents of the report.

William Stafford
Executive Director of Neighbourhood Services

CMCA/DB/LA

11th October 2004

LIST OF BACKGROUND PAPERS

- 1) Housing Committee Report dated 31st January 2001.
- 2) Housing Committee Report dated 11th September 2002.
- 3) Housing Committee Report dated 3rd September 2003.
- 4) Housing Committee Report dated 19th May 2004.

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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