

**EAST AYRSHIRE COUNCIL**

**HOUSING COMMITTEE – 7 SEPTEMBER 2005**

**HOUSING DEVELOPMENT PROGRAMME UPDATE**

**Report by Director of Neighbourhood Services**

**1. PURPOSE OF THE REPORT**

- 1.1 To update the Committee of the East Ayrshire Council Development Programme, to respond to identified community care and other service users' housing needs in East Ayrshire.

**2. INTRODUCTION**

- 2.1 The Housing (Scotland) Act 2001 places 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 on 26 January 2005, 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 Refuge Development Fund works funded through the Scottish Executive's challenge fund and the Initiative Areas proposals for Riccarton West, Galston and Longpark.
- 3.2 Progress with the Development programme agreed with partners is appended as Appendix One, in accordance with the requirements of the LHS Action Plan.

**4. FINANCIAL IMPLICATIONS**

- 4.1 None arising from this report.

**5. LEGAL AUTHORITY/ IMPLICATIONS**

5.1 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.

## **6. POLICY IMPLICATIONS**

6.1 It is considered that the development of the list of identified sites within the development programme will contribute towards meeting identified housing need as set out in the Local Housing Strategy.

## **7. CONCLUSIONS**

7.1 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.

## **8. RECOMMENDATIONS**

8.1 The Committee are recommended to:

- i. note that a further report on progress will be submitted for consideration at the end of the financial year;
- ii. otherwise note the contents of this report.

William Stafford  
Executive Director of Neighbourhood Services

WS/CMcA/DB/LA

16 August 2005

### **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, Policy Manager.

Implementation officer – [chris.mcaleavey@east-ayrshire.gov.uk](mailto:chris.mcaleavey@east-ayrshire.gov.uk)

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**REPORT ON HOUSING DEVELOPMENT PROGRAMME**

<b>PROJECT TYPE</b>	<b>ADDRESS</b>	<b>CLIENT GROUP(S)</b>	<b>CURRENT POSITION</b>	<b>LINKS</b>
HURLFORD (Houses)	Lomond Avenue  (former Local Authority Site)	Existing and new Council and Housing Association waiting list applicants and tenants with an element of community care housing.  2 x 2apartment flats 4 x 3apartment flats 18 x 3apartment houses 2 x 3apartment wheelchair houses 4 x 4apartment houses  TOTAL 30 units	Development works on site. Due for completion: Spring 2006.	East Ayrshire Community Plan  East Ayrshire Local Housing Strategy  Communities Scotland Investment Programme 2005 - 2006
DALRYMPLE (Houses)	Barbieston Road  (former Private Site)	Existing and new Council and Housing Association waiting list applicants with an element of community care housing and for owner occupation.  Numbers of houses and sizes to be finalised.	Ayrshire Housing leading on development of design proposals. Designs submitted to Planning.	East Ayrshire Community Plan  East Ayrshire Local Housing Strategy  Communities Scotland

				Investment Programme 2005 - 2006
GALSTON (Houses)	Castleview Avenue  (former Local Authority Site)	Existing and new Council and Housing Association waiting list applicants and tenants and housing for owner occupation.  Numbers of houses and sizes to be finalised.	Shire Housing Association leading on development of design proposals with local tenants and residents.	East Ayrshire Community Plan  East Ayrshire Local Housing Strategy  Communities Scotland Investment Programme 2005 - 2006
NEW FARM LOCH (Houses)	Finlayson Drive  (former Local Authority Site)	Existing and new Council and Housing Association waiting list applicants and tenants with an element of community care housing and housing for low cost home ownership.  Numbers of houses and sizes to be finalised.	Atrium Homes leading on development of design proposals. Designs submitted to Planning.	East Ayrshire Community Plan  East Ayrshire Local Housing Strategy  Communities Scotland Investment Programme 2005 - 2006
NEW FARM LOCH (Houses)	Sutherland Drive	Existing and new Council and Housing Association waiting list applicants and tenants with an element of community	Atrium Homes leading on development of design proposals.	East Ayrshire Community Plan

	(former Local Authority Site)	care housing and housing for low cost home ownership.  Numbers of houses and sizes to be finalised.		East Ayrshire Local Housing Strategy  Communities Scotland Investment Programme 2005 - 2006
REFUGE DEVELOPMENT FUND (Self contained flats)	Kilmarnock (former Local Authority Site)	Women and children fleeing Domestic Abuse.	Complete July 2005: Eight self contained flats within a larger building with communal facilities in Kilmarnock.	East Ayrshire Domestic Abuse Strategy  East Ayrshire Local Housing Strategy
LONGPARK PHASE SIX (Houses)	Longpark  (former Local Authority Site)  (former Local Authority Site)  (RSL Site)	Existing and new Council and Housing Association waiting list applicants and tenants with an element of community care housing and for owner occupation.  Site One: approximately 45 houses; all for sale.  Site Two: approximately 110 houses; for sale and for rent.  Site Three: Following selective demolitions of Cunninghame HA stock, numbers and sizes to be finalised.	Development Brief for sites one and two released to Contractor Tender List after Consultation with local tenant and residents.  Site owned by	East Ayrshire Local Housing Strategy  Communities Scotland Investment Programme 2005 - 2006

			Cunninghame Housing Association. Demolition proposals being prepared by Cunninghame Housing Association.	
INITIATIVE AREA (Houses)	Riccarton West  (Local Authority Site)	Existing and new Council and Housing Association waiting list applicants and tenants with an element of community care housing and for owner occupation.  Numbers and sizes to be finalised.	Atrium Homes has started to lead on development of design proposals local tenant and residents.	East Ayrshire Local Housing Strategy  Communities Scotland Investment Programme 2005 - 2006
INITIATIVE AREA (Houses)	Chapel Lane, Manse Place, Galston  (Local Authority Site)	Existing and new Council and Housing Association waiting list applicants and tenants with an element of community care housing and for owner occupation.  Numbers and sizes to be finalised.	Shire Housing Association to lead on development of design proposals with local tenant and residents.	East Ayrshire Local Housing Strategy  Communities Scotland Investment Programme 2005 - 2006
DRONGAN (Houses)	Littlemill Road  (Local Authority Site)	Existing and new Council and Housing Association waiting list applicants and tenants with an element of community care housing.  Numbers and sizes to be finalised.	Irvine Housing Association to lead on development of design proposals with local tenant and residents.	East Ayrshire Local Housing Strategy  Communities Scotland Investment Programme 2005 - 2006