

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 6 SEPTEMBER 2006

REPORT ON 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, 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 6 November 2002, 5 November 2003 and 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 proposals are being developed in response to identified housing need, together with 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 There are no additional financial implications for the Council.

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** By building new housing on the appended list of 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.

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) consider the progress made to date in delivering the approved development programme;
 - (ii) note that a further report will be brought to a future Committee meeting; and
 - (iii) otherwise, note the contents of this report.

William Stafford
Executive Director of Neighbourhood Services

CMCA/DB/LA

26 July 2006

LIST OF BACKGROUND PAPERS

1. East Ayrshire Community Plan 2003 - 2015
2. East Ayrshire Local Housing Strategy 2004 - 2009

Any person wishing further information or to inspect the background papers listed should telephone 01563 576617 and ask for Joseph Cassidy, Development and Strategy Manager.

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

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 6 SEPTEMBER 2006

REPORT ON HOUSING DEVELOPMENT PROGRAMME

PROJECT TYPE	ADDRESS	CLIENT GROUP(S)	CURRENT POSITION	LINKS
HURLFORD (Houses)	Lomond Avenue	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 completed 31/05/'06.	East Ayrshire Community Plan East Ayrshire Local Housing Strategy Communities Scotland Investment Programme 2005 - 2006
DALRYMPLE (Houses)	Barbieston Road	Existing and new Council and Housing Association waiting list applicants with an element of community care housing. Approx. 12 units	Ayrshire Housing leading on development of design proposals. Planning Permission received. Tenders awaited.	East Ayrshire Community Plan East Ayrshire Local Housing Strategy Communities Scotland Investment Programme

				2005 - 2006
GALSTON (Houses)	Castleview Avenue	Existing and new Council and Housing Association waiting list applicants and tenants and housing for owner occupation. 40 units: 30 rent 2 community care rent 8 Homestake (Low cost home ownership)	Shire Housing Association leading on development of design proposals with residents. Tenders received. Planning Permission received. Site start delayed. Road Construction Consent still to be approved.	East Ayrshire Community Plan East Ayrshire Local Housing Strategy Communities Scotland Investment Programme 2005 - 2006
NEW FARM LOCH (Houses)	MacBeth Gardens	Existing and new Council and Housing Association waiting list applicants and tenants with an element of community care housing. 28 units: 27 rent 1 community care rent	Atrium Homes leading on development of design proposals. Planning Permission received.	East Ayrshire Community Plan East Ayrshire Local Housing Strategy Communities Scotland Investment Programme 2005 - 2006
NEW FARM LOCH (Houses)	Finlayson Drive	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.	Atrium Homes leading on development of design proposals. Designs being discussed with Planning/ Roads and consultation events held.	East Ayrshire Community Plan East Ayrshire Local Housing Strategy

		<p>Approx. 44 units</p> <p>Split for rent and for sale (Homestake) to be confirmed.</p>		<p>Communities Scotland Investment Programme 2005 - 2006</p>
<p>REFUGE DEVELOPMENT FUND (Self contained flats)</p>	Cumnock	<p>Women and children fleeing Domestic Abuse.</p>	<p>Site to be identified in Cumnock for new facility.</p>	<p>East Ayrshire Community Plan</p> <p>East Ayrshire Domestic Abuse Strategy</p> <p>East Ayrshire Local Housing Strategy</p>
<p>LONGPARK PHASE SIX (Houses)</p>	Longpark	<p>Existing and new Council and Housing Association waiting list applicants and tenants with an element of community care housing and for owner occupation.</p> <p>Site One: approximately 45 houses; all for sale. Contractor to confirm numbers for sale.</p> <p>Site Two: 54 rent, approximately 110 for sale. Contractor to confirm numbers for sale.</p> <p>Site Three: Following selective</p>	<p>Cunninghame Housing Association to lead on development of design proposals with residents. Tenders received and Planning Application submitted.</p> <p>Sale of site one to the contractor ongoing.</p> <p>Further consultation event to be held.</p> <p>Site owned by Cunninghame Housing Association.</p>	<p>East Ayrshire Community Plan</p> <p>East Ayrshire Local Housing Strategy</p> <p>Communities Scotland Investment Programme 2005 - 2006</p>

		demolitions of Cunninghame HA stock, numbers and sizes to be agreed.	Demolition works undertaken by Cunninghame Housing Association.	
INITIATIVE AREA (Houses)	Riccarton West	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 confirmed.	Atrium Homes to lead on development of design proposals with residents. Consultation event held with residents. Site investigation works underway to the cleared area to inform proposals.	East Ayrshire Community Plan East Ayrshire Local Housing Strategy Communities Scotland Investment Programme 2005 - 2006
INITIATIVE AREA (Houses)	Chapel Lane, Manse Place, Galston	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 confirmed.	Shire Housing Association to lead on development of design proposals with residents. Household profile information being collated.	East Ayrshire Community Plan East Ayrshire Local Housing Strategy Communities Scotland Investment Programme 2005 - 2006
DRONGAN (Houses)	Littlemill Road	Existing and new Council and Housing Association waiting list applicants and tenants with an element of community care housing.	Irvine Housing Association to lead on development of design proposals with residents.	East Ayrshire Community Plan East Ayrshire

		Approx. 28 units	Site investigations carried out on site.	Local Housing Strategy Communities Scotland Investment Programme 2005 - 2006
CUMNOCK (Houses)	Kingsway	Existing and new Council and Housing Association waiting list applicants and tenants with an element of community care housing. 50 units, all rent	Shire Housing Association to lead on development of design proposals. Consultation group established to inform the proposals.	East Ayrshire Community Plan East Ayrshire Local Housing Strategy Communities Scotland Investment Programme 2005 - 2006
KILMARNOCK (Houses)	Kirkland Avenue	Existing and new Council and Housing Association waiting list applicants and tenants with an element of community care housing and housing for sale. Approx. 50 units rent, 45 for sale. Split for rent and for sale (Homestake) to be confirmed.	Cunninghame Housing Association to lead on development of design proposals. Design proposals being discussed with Planning/Roads. Consultation event held with residents.	East Ayrshire Community Plan East Ayrshire Local Housing Strategy Communities Scotland Investment Programme 2005 - 2006

