

## **EAST AYRSHIRE COUNCIL**

### **HOUSING COMMITTEE – 6 SEPTEMBER 2006**

#### **HOUSING ESTATE REGENERATION FUND**

##### **Report by Executive Director of Neighbourhood Services**

### **1. PURPOSE OF REPORT**

- 1.1** To inform Committee of an award of grant from the Housing Estate Regeneration Fund 2005-2008 from the Scottish Executive to East Ayrshire Council in support of the Council's Standard Delivery Plan.

### **2. BACKGROUND**

- 2.1** The Housing Estate Regeneration Fund is a funding stream made available by the Scottish Executive to local authorities who are able to retain their housing stock and wish to apply for regeneration funding. East Ayrshire Council's potential allocation from the Housing Estate Regeneration Fund is £2.6 million.
- 2.2** The principle criterion that applies to the award is that the local authority must have an acceptable and robust Standard Delivery Plan, showing how it proposes to achieve and maintain the Scottish Housing Quality Standard for its housing stock.
- 2.3** Communities Scotland is to assess the Standard Delivery Plans of those local authorities applying for regeneration funding. Communities Scotland will also manage and administer the Housing Estate Regeneration Fund.
- 2.4** In addition, each local authority must demonstrate that: it has significant regeneration needs, taking into account social and housing indicators; the funding must be for housing purposes and linked to activity that is additional to its Delivery Plan so as to achieve the Scottish Housing Quality Standard; and there are clear and achievable regeneration investment plans that can be delivered by March 2008.
- 2.5** New build proposals for the delivery of affordable housing are to be given greater priority over other categories of proposals in the assessment process, and it is expected that any new housing will be provided through a Registered Social Landlord partner.

### **3. EAST AYRSHIRE COUNCIL STANDARD DELIVERY PLAN**

- 3.1** East Ayrshire Council's Standard Delivery Plan was submitted to Communities Scotland in June 2006, following a report to the Housing Committee on 17 May 2006. Feedback has now been received, and subject

to minor amendments, is likely to receive Communities Scotland approval in September 2006.

#### **4. EAST AYRSHIRE COUNCIL HOUSING ESTATE REGENERATION FUND BID**

**4.1** Colleagues from Housing, Planning and Community Planning have met to consider possible sites on which to base a bid for Housing Estate Regeneration Funding. Communities Scotland's local area staff have advised that any bid should be for a site identified within Kilmarnock.

**4.2** Building on the good practice made within the Better Neighbourhood Services Fund and Community Regeneration Fund areas, it is proposed that the area of vacant ground at Shortlees Crescent forms part of the bid for new build housing, together with an area of the cleared site at Amlaird Road, Onthank, so as to package sites for development across the Kilmarnock area, as detailed in Appendix One attached to this report.

**4.3** A Housing Association partner is to be identified, in conjunction with Communities Scotland, for any new build affordable housing development proposals. It is proposed that Atrium Homes, as local housing provider in the larger of the two areas, be appointed lead developer.

#### **5. ANALYSIS OF NEED**

##### **5.1 Scottish Index of Multiple Deprivation (SIMD)**

**5.1.1** Poverty and deprivation in East Ayrshire are spread across 24 separate communities, with over 22,664 people living in the worst 0-15% data zones (12 distinct communities), 8,846 living in the worst 16-20% and 9,481 living in the worst 21-25%.

**5.1.2** Analysis of the Scottish Index of Multiple Deprivation (SIMD04) demonstrates that the highest single concentration of deprivation in East Ayrshire is within parts of North West Kilmarnock, and that there is a smaller but still relatively large concentrations of deprivation within the south of Kilmarnock, Shortlees/Riccanton. These are the communities that have been targeted under the Better Neighbourhood Services Fund programme, and are also proposed as the areas for new build housing through the award of the Housing Estate Regeneration Fund bid.

##### **5.2. Better Neighbourhood Services Fund**

**5.2.1** The Better Neighbourhood Services Fund was introduced by the Scottish Executive in 2001 as a means of improving services to people and/or groups living in disadvantaged neighbourhoods; advancing the Social Justice objectives; and demonstrating how providing better services can assist to narrow the gap between the poorest and the better off in society.

**5.2.2** In September 2001, East Ayrshire Council and its Community Planning Partners submitted a Local Outcome Agreement in respect of the Better Neighbourhood Service Fund programme for consideration by the Scottish Executive. A funding allocation totalling £6.75 million was subsequently awarded to implement a range of projects and services, over a period of three years, in the pathfinder area of Shortlees/ Riccarton and North West Kilmarnock. In January 2004, the Scottish Executive confirmed a further financial allocation of £2.25 million for 2004/05 and 2005/06, to allow East Ayrshire to build on, and consolidate, the Better Neighbourhood Services Fund services and achievements.

### **5.3 Community Plan**

**5.3.1** Working to make sure that we meet the housing needs of everyone who lives in our communities is one of the aims contained within the Improving the Environment theme of the Community Plan.

**5.3.2** The East Ayrshire Community Plan 2003 – 2015 is the blueprint for how Community Planning Partners will improve the lives of people living in East Ayrshire. The key strategic issues identified as part of the community planning process which contribute towards the regeneration of areas, such as inward investment and sustainable development, provide a platform on which to secure additional benefits for those communities that have been already been identified as being most disadvantaged, through the Community Regeneration Fund.

### **5.4 Regeneration Outcome Agreement and Community Regeneration Fund**

**5.4.1** The Regeneration Outcome Agreement targets the worst 0-15% data zones, of which there are 28 across East Ayrshire, as highlighted in the SIMD04, to include Kilmarnock North and Kilmarnock South.

**5.4.2** Although the Better Neighbourhood Service Fund programme concluded at 31 March 2006, significant regeneration activity will continue to be supported in the pathfinder area via the Scottish Executive's new Community Regeneration Fund resources allocated to East Ayrshire Community Planning Partnership.

**5.4.3** The Community Regeneration Fund underpins a three-year Regeneration Outcome Agreement, which provides the strategic and operational framework for Community Planning Partners in East Ayrshire to deliver their regeneration objectives and contribute to addressing the national priorities set by the Scottish Executive.

**5.4.4** In addition, a range of other Community Regeneration Funded projects and initiatives will operate in the former Better Neighbourhood Service Fund pathfinder area to deliver the outcomes of the Regeneration Outcome Agreement. The proposals for the development of new build housing in both Shortlees and the remainder of the cleared site in Onthank will contribute to closing the opportunity gap between the most and least disadvantaged communities in East Ayrshire.

## **6. TIMESCALE**

- 6.1** Communities Scotland's letter dated 31 May 2005 confirmed the deadline for the submission of Housing Estate Regeneration Fund bids as 31 December 2005. However, at that stage, there was an acceptance that the deadline may require to be extended, initially up to June 2006. As formal feedback is now due to be received with regard to the Council's Standard Delivery Plan in September 2006, the deadline for the submission of the bids has been extended to the end of September 2006.

## **7. FINANCIAL IMPLICATIONS**

- 7.1** As a Housing Association partner is to be identified for any new build affordable housing development proposals, and it is proposed that Atrium Homes becomes lead developer, a valuation of the sites for disposal will require to be carried out by the Executive Director of Development and Property Services.

## **8. LEGAL AUTHORITY/ IMPLICATIONS**

- 8.1** There are no legal implications associated directly within the contents of this report at this stage.

## **9. POLICY IMPLICATIONS**

- 9.1** The new build housing development proposals for the sites identified in Shortlees and Onthank will promote the sustained regeneration of these areas, in accordance with the requirements of the Community Plan and East Ayrshire Local Housing Strategy.

## **10. RECOMMENDATIONS**

- 10.1** The Committee are recommended to:

- (i) approve the appointment of Atrium Homes as lead developer for the new build housing development proposals at Shortlees and Onthank;
- (ii) authorise the Executive Director of Development and Property Services to carry out a valuation of the sites at Shortlees Crescent and the remainder of the cleared site at Amlaird Road for potential disposal;
- (iii) note that a further report on progress will be brought to a future Housing Committee; and
- (iv) otherwise note the contents of the report.

William Stafford  
Executive Director of Neighbourhood Services

CMCA/DB/LA  
14 August 2006

### **LIST OF BACKGROUND PAPERS**

1. Making a Better Neighbourhood in Shortlees/ Riccarton and North West Kilmarnock, Final Report 1 August 2004 – 31 March 2006.
2. East Ayrshire Community Plan 2003 – 2015.
3. Regeneration Outcome Agreement, August 2005.
4. Regeneration Outcome Agreement Summary, August 2005.

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

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