

## **EAST AYRSHIRE COUNCIL**

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

#### **HOUSING INITIATIVE AREAS UPDATE**

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

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

- 1.1 To inform Committee of the current position regarding progress in the initiative areas of Riccarton West, Kilmarnock, Chapel Lane, Galston, and the ongoing development proposals at Longpark, Kilmarnock.

#### **2. BACKGROUND**

- 2.1 At its meeting on 31 January 2001, this Committee agreed a comprehensive strategy to address low demand housing throughout East Ayrshire.
- 2.2 It was further agreed by this Committee on 3 September 2003 to invite expressions of interest from appropriate housing developers/ partners for the sustained regeneration of housing areas in: Riccarton West; Chapel Lane, Galston; Cairnhill, New Cumnock; and Bellsbank, Dalmellington.
- 2.3 At its meeting held on 19 May 2004, this Committee agreed to a Development Brief being prepared for Phase One of the Initiative Areas proposed works, being Riccarton West and Galston.
- 2.4 On 3 November 2004, this Committee agreed to approve Atrium Homes and Shire Housing Association Ltd being identified as the RSL partners to work with the successful contractors on the Riccarton West and Galston site respectively.
- 2.5 On 11 September 2002 the Committee received a report on the findings from the Longpark Wider Action Research Project which was jointly undertaken by the Council, Communities Scotland and Cunninghame Housing Association Ltd. From that research it was agreed, inter alia, that further selective demolitions would take place within Longpark. Thereafter, a development programme of new build on the cleared sites was approved by Committee on 19 May 2004.
- 2.6 Thereafter, the Emergency Powers Committee on 29 July 2005 approved the disposal of 2 sites to a housing developer to be appointed by Cunninghame Housing Association Ltd following a market tendering exercise and further agreed to regularise a number of title irregularities within the sites.

### **3. DEMOLITIONS**

- 3.1 Following a successful bid for Private Sector Housing Grant (PSHG) to the Scottish Executive in 2004/2005, demolition work is fully complete at both Riccarton West and Longpark, Kilmarnock and the fire damaged block in Chapel Lane, Galston.

### **4. CURRENT DEVELOPMENT POSITION**

#### **4.1 Galston**

- 4.1.1 As reported to this Committee on 26 January 2005, the site at Castlevue Avenue in Galston has been sold to Shire HA to facilitate the development proposals at Chapel Lane, Galston to proceed. The site will accommodate some of the existing residents in the longer term, due to the high levels of existing occupation. Planning Permission has been received for Castlevue Avenue, and officers from Roads, Planning, Housing and the Housing Association are working towards securing Road Construction Consent. Following receipt of this consent and a further Consultation Group meeting, site start is proposed for 4 September 2006.

#### **4.2 Riccarton West**

- 4.2.1 Site investigation works, commissioned through Atrium Homes in Riccarton West, are currently underway and are due to be completed in August 2006. The results of these tests will inform the final development brief.
- 4.2.2 A consultation exercise with local residents has already been held to discuss the proposals for the cleared site. A further event will be arranged, following completion of site investigation works this month.
- 4.2.3 New housing developments are also proposed nearby at Burnpark House on Ayr Road and behind the Council owned site at Riccarton West. Both sites are owned by private developers. Officers in Development and Property Services have confirmed that significant road improvements will be required to be made at the junction of Ayr Road and Stoneyhill Avenue, so as to give better access and egress to and from the estate, resulting in the creation of a wider roadway.
- 4.2.4 In order to avoid disrupting residents on three separate occasions in order to make the required road improvements for each development, together with the resultant cost to remove and reinstate traffic lights and other roadway infrastructure, it is proposed to carry out all required works, to the satisfaction of the Department of Development and Property Services in advance of any of the new build housing proposals at Riccarton West. In this way, the road will also meet the required standard for the construction phase of the development works.
- 4.2.5 Each party will be required to give their agreement to repay their share of cost of the new road infrastructure; the costs associated with these works to be

determined through negotiation with the Executive Director of Development and Property Services. It is anticipated that the cost to provide the new road will be approximately £360,000.

- 4.2.6 Following confirmation of the requirements to achieve the proposed road improvements, it has been identified that the front garden areas of two tenanted houses at 5 and 7 Stoneyhill Avenue will require to be taken away, to allow the roadway to be widened. Further, the side garden area of the tenanted house at 11 Stoneyhill Avenue will also require to be readjusted. Housing staff have met with each of the tenants concerned, and the tenants at 5 and 7 Stoneyhill Avenue have confirmed their preference to remain within their homes, allowing for the provision of new side entrance walkways and garden adjustments. It is proposed that once the current tenants terminate their tenancies at 5 and 7 Stoneyhill Avenue, the two semi-detached houses are demolished, and new housing is built, in response to identified need. The tenant at 11 Stoneyhill Avenue has also confirmed his agreement to the proposed garden adjustment.
- 4.2.7 As reported to this Committee on 26 January 2005, the properties at 28 Fleming Street, 85 Barnweil Road and 94 Maxholm Road were included in the list of proposed properties for demolition. However, these properties adjoin 1 Granger Street, 13 Stoneyhill Avenue and 23 Stoneyhill Avenue respectively and as there is no requirement to demolish the properties in Granger Street or Stoneyhill Avenue as part of the Initiative Area proposals, it is proposed that the properties at 28 Fleming Street, 85 Barnweil Road and 94 Maxholm Road are removed from the demolition list, and are made available for allocation.

#### **4.3 Longpark**

- 4.3.1 Following the issue of the Development Brief, tenders for the proposed works for sites one (Campbelton Drive), and site two, (Campbelton Drive, Kirn Road, Northcraig Road and Longpark Avenue), have been returned and evaluated. The successful contractor is CCG Homes.
- 4.3.2 A Planning Application has been made for the new build development proposals, and discussions are underway with Scottish Water. Site start is anticipated to be achieved on site two (for sale and for rent) in quarter two 2006/ 2007.

### **5. FINANCIAL IMPLICATIONS**

#### **5.1 Galston**

- 5.1.1 There are no financial implications associated directly within the contents of this report other than those previously reported to Committee.

#### **5.2 Riccarton West**

- 5.2.1 The estimated cost associated with the construction of the improved road at the junction of Ayr Road and Stoneyhill Avenue is estimated to be £360,000,

and it is proposed that the Council agree to meet this cost up front to allow works to proceed, subject to agreement being given by the two private developers that they will pay their share of cost of the proposed road improvements. The remaining share of cost that would be attributed to the proposed works at Riccarton West, where the ground is currently owned by the Council, would be taken into consideration in the valuation of the site as part of its disposal, to be carried out by the Executive Director of Development and Property Services.

5.2.2 It is proposed that this cost be met from the Housing Investment Programme in the current financial year. It is anticipated that this additional expenditure will be met from additional capital receipts.

### **5.3 Longpark**

5.3.1 There are no financial implications associated directly within the contents of this report other than those previously reported to Committee in respect of title regularisation.

## **6. LEGAL AUTHORITY/ IMPLICATIONS**

### **6.1 Galston**

6.1.1 Shire Housing Association Ltd will require to comply with the European Procurement directives during the procurement process. There are no other legal implications associated directly within the contents of this report.

### **6.2 Riccarton West**

6.2.1 Atrium Homes will require to comply with the European Procurement directives during the procurement process.

6.2.2 Confirmation of the two private developers' agreement will be required to be made to meet their share of the cost of the proposed road infrastructure improvements, prior to any works commencing on site.

### **6.3 Longpark**

6.3.1 All title irregularities will require to be addressed prior to title transfer and site start. There are no other legal implications associated directly within the contents of this report.

## **7. POLICY IMPLICATIONS**

7.1 The development proposals for Riccarton West, Galston and Longpark will promote the sustained regeneration of these areas, in accordance with the requirements of the Community Plan and East Ayrshire Local Housing Strategy.

## **8. RECOMMENDATIONS**

8.1 The Committee are recommended to:

- (i) Approve the estimated cost associated with the construction of the improved road at the junction of Ayr Road and Stoneyhill Avenue and agree to meet this cost from the Housing Improvement Programme to allow works to proceed, subject to agreement being given by the two private developers that they will pay their share of cost of the proposed road improvements, and instruct the Executive Director of Development and Property Services to enter into negotiations with the two private developers to agree the sums to be recovered;
- (ii) Approve the realignment of garden areas at 5, 7 and 11 Stoneyhill Avenue, and the future demolition of the houses at 5 and 7 Stoneyhill Avenue and the provision of new build housing in the longer term, in response to identified need, when the current tenants terminate their tenancies;
- (iii) approve the properties at 28 Fleming Street, 85 Barnweil Road and 94 Maxholm Road being removed from the demolition list, and being made available for allocation;
- (iv) note that a further report on progress will be brought to a future Housing Committee; and
- (v) otherwise note the contents of the report.

William Stafford  
Executive Director of Neighbourhood Services

CMCA/DB/LA  
31 July 2006

#### **LIST OF BACKGROUND PAPERS**

**NIL**

Any person wishing further information should telephone 01563 576617 and ask for Joseph Cassidy, Development and Strategy Manager.

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