

## **EAST AYRSHIRE COUNCIL**

**KILMARNOCK CENTRAL LOCAL COMMITTEE – 10<sup>TH</sup> MARCH 2004**

**SITE AT GATEHEAD ROAD, CROSSHOUSE, KILMARNOCK**

### **Report by Director of Development Services**

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

- 1.1** To inform the Local Committee of approval given by the Corporate Governance Committee – 10<sup>th</sup> February 2004 to market a vacant site at Gatehead Road, Crosshouse as a development opportunity to secure a new local office and library facilities, in partnership with a private developer.

#### **2 BACKGROUND**

- 2.1** The site at Gatehead Road, Crosshouse, extending to 0.14 hectares (0.36 acres) or thereby formerly housed a community centre which was demolished in 1998, having been declared surplus in 1993 by the then Education Department of Strathclyde Regional Council.
- 2.2** Consultation has been taking place with the local Community Council for the provision of a local office and replacement of the local library facilities, which are presently in a rented shop unit. Crosshouse does not have a local office.

#### **3 DEVELOPMENT SERVICES**

- 3.1** Development Services Property Unit have carried out an initial assessment of local options to provide more appropriate facilities, which have included the following:
- Extensions to existing community centre. Difficult road access, limited car parking and cost of new build.
  - Review of existing private empty buildings. No suitable premises found.
  - Other Council owned sites. None were considered suitable given non-central locations.
- 3.2** Given the central location of the Gatehead Road site and its potential attractive location for a mixed housing development, it may be feasible to attract a developer who could provide both housing and shop development which could incorporate facilities for a local office and library. The benefit of this option is that it could minimise the capital outlay of new build costs, although this would have to be carefully

assessed for value for money in relation to the Council's overall "Asset Management" strategy.

- 3.3** It is proposed to test the market on this concept in order to appraise if this is an appropriate way forward for the provision of new premises for the Council.

#### **4 NEXT STEPS**

- 4.1** It is proposed that a development/marketing brief be prepared to promote this redevelopment opportunity and have this released within the next two or three weeks from the date of the Committee.

- 4.2** In the event of the proposal attracting a developer's interest, a report will be submitted to the Corporate Governance Committee at an early stage outlining the various options and financial considerations.

#### **5 LEGAL IMPLICATIONS**

- 5.1** None at this stage but legal Services will assess the legal implications of the various bids that may be received.

#### **6 FINANCIAL IMPLICATIONS**

- 6.1** None at this stage but the financial implication of foregoing a Capital Receipt in lieu of the wider development objectives will have to be carefully considered.

#### **7 RECOMMENDATION**

- 7.1** That the Local Committee note the proposed marketing of the development opportunity linking this to the provision of a new local office and library facility.

**Stephen Chorley**  
**Director of Development Services**

**RP/ CF**

#### **BACKGROUND PAPERS – Nil**

For further information on this report, please contact Robert Paton, Head of Economic Development (Tel: 01563 576142)

**Implementation Officer: Sam McVie**

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