

EAST AYRSHIRE COUNCIL

KILMARNOCK NORTH AREA LOCAL COMMITTEE – 31 JANUARY 2006

LONGPARK DEVELOPMENT UP- DATE

Report by Executive Director of Neighbourhood Services

1. PURPOSE OF REPORT

- 1.1 To inform Committee of the current position regarding the ongoing development proposals at Longpark.

2. BACKGROUND

- 2.1 On 11 September 2002 the Housing 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 the Housing Committee on 19 May 2004.
- 2.2 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 practically complete in Longpark, Kilmarnock. All works will be complete by the end of the financial year.
- 3.2 All houses are vacant with the exception of the Social Work office. External palisade fencing is being dug out to open up areas for access. All gas/electric disconnections have been completed and all asbestos tests and removals are ongoing or complete. Demolitions have started and are in progress at 4 flats and will move to the remainder within the contract period and before the end of the financial year, progress for ground reinstatement being weather dependent.

4. CURRENT DEVELOPMENT POSITION

- 4.1 Following the issue of the Development Brief, tenders for the proposed works for sites one (Campbleton Drive), and site two, (Campbelton Drive, Kirn Road, Northcraig Road and Longpark Avenue), have been returned and evaluated. Tender approval is anticipated to be made in January 2006.
- 4.2 Site start is anticipated to be achieved on site two (for sale and for rent) in quarter one 2006/ 2007.

5. FINANCIAL IMPLICATIONS

- 5.1 There are no financial implications associated directly within the contents of this report.

6. LEGAL AUTHORITY/ IMPLICATIONS

- 6.1 There are no legal implications associated directly within the contents of this report.

7. POLICY IMPLICATIONS

- 7.1 The development proposals for Longpark will promote the sustained regeneration of these areas, in accordance with the requirements of the East Ayrshire Local Housing Strategy.

8. RECOMMENDATIONS

- 8.1 The Committee are recommended to note the contents of the report.

William Stafford
Executive Director of Neighbourhood Services

CMCA/DB/LA
12 January 2006

LIST OF BACKGROUND PAPERS

NIL

Any person wishing to inspect the background papers listed above should telephone 01563 576617 and ask for Joseph Cassidy, Policy Manager.
Implementation officer – chris.mcaleavey@east-ayrshire.gov.uk