

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE – 27 AUGUST 2002

REGENERATION STRATEGY FOR CUMNOCK TOWN CENTRE

Report by Director of Development Services

1 PURPOSE OF REPORT

- 1.1** To seek the approval of the Committee to commission an independent consultancy review into the regeneration and redevelopment opportunities in the area of the Cumnock Town Centre, including the Glaisnock Shopping Centre and surrounding sites.

2 BACKGROUND

- 2.1** The area of the Cumnock Town Centre is shown on the attached plan and extends to the main shopping streets and office areas, including the Glaisnock Shopping Centre and surrounding land.
- 2.2** Within the area, the existing properties and any cleared sites are held in various ownerships, which includes East Ayrshire Council. The common areas and some of the shop units in the Glaisnock Shopping Centre are owned by the Council, subject to a ground lease from Dumfries Estates for part of the site (some units have been sold to the occupants).
- 2.3** Development within the town centre area has for some time been constrained by development options over some properties which had been taken out some years ago by a private sector development company. However, the developer did not exercise these options within the prescribed timescales and thereby ceased to exist early in 2002.
- 2.4** Accordingly, as the constraint of the development options has now been removed there is now an opportunity to promote a regeneration and redevelopment strategy which it is hoped will lead to the enhancement and sustained viability of Cumnock Town Centre.

3 PROPOSALS FOR PROGRESSING THE PROJECT

- 3.1** The first step in the process of developing a regeneration strategy is to undertake an independent and authoritative review of the development potential and opportunities which exist. This would be done by the appointment of an external independent consultant who would be commissioned on a brief which would incorporate an examination of the following key elements :

- an assessment of the supply and demand for retail accommodation in Cumnock, taking into account other shopping provision both locally and in other centres within reasonable travel distances;
- an assessment of the supply and demand for other types of compatible business accommodation (e.g. offices / leisure) within Cumnock;
- an assessment of the opportunities and demand for the inclusion of an element of residential accommodation within any redevelopment;
- a review of the parking and traffic management opportunities and issues related to any redevelopment proposals;
- based on the above, the preparation of an outline strategy proposal for any development opportunities which might be identified;
- a review of the possible funding options and sources for such development proposals; and
- a promotional brochure for use in approaching prospective development partners.

4 MANAGEMENT OF FEASIBILITY STUDY PROJECT

- 4.1** It has been agreed that Scottish Enterprise Ayrshire will jointly commission, fund and manage the study project with the Council.
- 4.2** Identification, appointment and commissioning of a consultant will be done within the terms of the Council's Financial Regulations and Scheme of Delegation.
- 4.3** The feasibility study would be commissioned as quickly as possible with a view to obtaining a final report around the end of 2002.

5 CONSULTATION WITH LOCAL INTERESTED PARTIES

- 5.1** During the course of the consultancy study, there will be wide consultation with local interested parties. There has already been informal support for the proposal from members of the Cumnock Town Centre Initiative.
- 5.2** It should be noted that in addition to the local business community, local residents will be included in the consultation process.

6 POLICY IMPLICATIONS

- 6.1** The proposed redevelopment of the Glaisnock Shopping Centre and surrounding land would support the achievement of the strategic objectives of the Council Plan, in terms of promoting investment, securing employment opportunities and enhancing the environment.

7 LEGAL IMPLICATIONS

- 7.1** Advice on appropriate contractual documentation required for the appointment of a consultant will be sought from the Solicitor to the Council.

8 FINANCIAL IMPLICATIONS

- 8.1** The share of the costs of the feasibility study falling to East Ayrshire Council would be met from existing budgetary resources in the current financial year.

9 PERSONNEL IMPLICATIONS

- 9.1** There are no personnel implications.

10 RECOMMENDATION

- 10.1** That the Committee endorses the proposal to undertake a feasibility study and requests the Director of Development Services to report on its outcome to a future meeting of the Committee.

STEPHEN CHORLEY
Director of Development Services

12 August 2002 / jrs

BACKGROUND PAPERS

Nil

For further information please contact JOHN SPOONER, Business Development Manager on Extension 6143.

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AGENDA