

EAST AYRSHIRE COUNCIL

DEVELOPMENT SERVICES COMMITTEE: 20 MAY 2003

THE REGENERATION OF VACANT AND DERELICT BUILDINGS AND SITES

Report by the Director of Development Services

1. PURPOSE OF REPORT

- 1.1** The purpose of this report is to inform the Committee of those settlements, and areas within settlements where the prevalence of vacant and derelict buildings are adversely affecting their physical appearance and potential regeneration.
- 1.2** The report also updates the Committee on existing regeneration projects being progressed by the Development Services Department.

2. BACKGROUND

- 2.1** The 10 April 2003 Policy and Resources Committee approved the Community Plan as the sovereign strategic planning document for East Ayrshire, and endorsed the main actions contained within the six associated actions plans. Three Action Plans relate in particular to the work of the Development Services Department. These are the Improving Community Safety Action Plan, Improving the Environment Action Plan and the Improving Opportunities Action Plan. Under the Improving the Environment Action Plan 2003-2007, aim 8 indicates that the Council will aim to... "Deal with empty and run down property."
- 2.2** The Development Services Department is currently involved in a number of projects that seek to achieve the reuse or removal of vacant and derelict buildings. These include amongst others, the highly successful Newmilns Townscape Heritage Initiative; the EAC Coalfield Area SIP's Restoring Communities Programme (RCP) and the Derelict Property Revolving Fund which was established initially to support the RCP, with the pilot project at 115-125 Main Street, Auchinleck; John Finnie Street, Kilmarnock; and the former Co-op site in Muirkirk. An update on the above projects is contained in Appendix 1 of this report.
- 2.3** To be able to set future priorities for tackling vacant and derelict buildings this report reviews on the location of significant clusters of vacant and derelict buildings throughout East Ayrshire.

3. VACANT AND DERELICT BUILDINGS STUDY

- 3.1** A desk study has been carried out utilising the knowledge of the Planning & Building Control staff to identify significant clusters of vacant and derelict buildings throughout East Ayrshire. The study has also identified significant individual buildings if they are important to the local townscape, and indicates if there is active developer interest in the building. Appendix 2 to this report details the results of this desk study. It should be noted that the list is not a complete list of derelict properties, but is attached as a guide to assist in drawing up future regeneration projects.
- 3.2** The results of the study will be utilised to help to identify future projects throughout East Ayrshire. Any specific projects that are developed by the Development Services Department to tackle these vacant and derelict buildings will be reported to the Committee at a future date.

4. FINANCIAL & LEGAL IMPLICATIONS

- 4.1** There are no specific financial or legal implications arising directly from the recommendations of this report.

5. RECOMMENDATIONS

- 6.1** It is recommended that the Committee:-
- (a) note the progress being made with existing regeneration projects outlined in Appendix 1; and
 - (b) agree to the Development Services Department utilising the study of vacant and derelict buildings contained in Appendix 2 to this report to help to identify a shortlist of potential future regeneration projects and projects to fund through the Revolving Fund for Demolition throughout East Ayrshire;

Stephen Chorley
Director of Development Services

12 May 2003
(SC/CMcK/MMM)

BACKGROUND PAPERS

- 1. East Ayrshire Coalfield Area Social Inclusion Partnership Consultants Brief
“Restoring Communities Programme” February 2002.**
- 2. East Ayrshire Council Development Services Committee: 13 March 2002,
“REPORT ON JOHN FINNIE STREET, KILMARNOCK,12-14,24-26 STRAND
STREET, KILMARNOCK AND 1-5 DUNLOP STREET, KILMARNOCK”.**
- 3. East Ayrshire Council Development Services Committee: 13 March 2002,
“RESTORING COMMUNITIES PROGRAMME”.**
- 4. East Ayrshire Council Development Services Committee: 22 October 2002,
“NEWMILNS TOWNSCAPE HERITAGE INITIATIVE : UPDATE” .**

Anyone wishing further information on the contents of this report or to inspect the above papers please contact Colin McKee on 01563 576759.

Implementation Officer: Alan Neish

UPDATE OF EXISTING REGENERATION PROJECTS

1. Newmilns Townscape Heritage Initiative - A very successful and well attended NTHI Open Day was held on the 14 February 2003. This was to mark the pending completion of a further four full restoration projects to add to the Brown's Institute which was completed in October 2002. These four projects include the former Westgate Co-op, 73-77 Main Street, 24 High Street, and 26-28 High Street and are all now complete and have been handed over to Shire Housing Association Ltd. The new build project at the former Covenanters Hotel is also now complete, and a public realm project renovating gardens at 82 Main Street was completed and renamed Kirkgate Gardens in 2001. A number of small projects involving reinstatement of architectural details ranging from traditional shopfronts to timber sash & case windows have also now been successfully completed. The final two main projects within the original NTHI Action Plan are due to commence later this year for completion in 2004/5. These are the new build project on the former Rex Cinema site, and a project at 53-55 Main Street, which will retain the existing façade of the burnt out former Co-op building for an office development. The main projects will in total provide additional 50 residential units and 400 sq m of office floorspace, helping to sustain existing jobs and create new jobs in Newmilns.

2. The Restoring Communities Programme (RCP) - The RCP is funded through the East Ayrshire Coalfield Area SIP and is being lead by the Policy & Projects Section of the Planning & Building Control Division. The RCP aims to tackle and reverse the long term decline in the living and working environment within the coalfield communities. An RCP Regeneration Officer funded by the SIP is now located in Auchinleck at the Local Office. An RCP Officer Working Group has now been set up consisting of a team of officers from Planning, Property Services, Legal Services, Housing and Community Services. An Action Plan is being developed with full public consultation for the pilot project area of Auchinleck. The Auchinleck Town Appraisal which is part of the Action Plan carried out on behalf of the community has already identified key issues and priority actions which are :-

Key Issues –

- Drug abuse Problems;
- Unemployment;
- Young adults hanging around the street;
- Vandalism; and
- Derelict buildings in Main Street, Auchinleck.

Priority Actions –

- Provision of recreational & sports facilities;
- Provision of shops in Main Street, Auchinleck;
- Provision of a youth club; and
- Demolition of derelict buildings in Main Street, Auchinleck.

The Auchinleck Town Appraisal therefore clearly identifies the demolition of the derelict buildings in Main Street, Auchinleck as one of their priority actions.

3. The Derelict Property Revolving Fund – The Derelict Property Revolving Fund was established to address the issue of derelict and neglected properties, initially within the SIP area but with a view to it being rolled out to cover targeted communities elsewhere in East Ayrshire. One of the key criteria previously agreed by Committee for the use of the Fund was that any project be justified against a strategy for the regeneration of a particular community through the Restoring Communities Programme. The pilot project at 115-125 Main Street, Auchinleck has already commenced with the first of a number of proposed demolitions having been carried out, with the intention of creating a development opportunity site in the centre of Auchinleck.

4. John Finnie Street, Kilmarnock – Since the last report to the Committee on this project on 13 March 2002 significant progress has been made. A developer/builder has been refurbishing the vacant properties at 16-26 John Finnie Street. Klin Homes received outline planning consent for a proposed Hotel Development on the 21 March 2003 on the gap site and are currently pursuing ownership. As a result of these changes the scheme proposed by Cunninghame Housing Association (CHA) now intends to concentrate on 30-38 John Finnie Street and 1-5 Dunlop Street. A bid for funding for the proposal has been submitted to Historic Scotland. CHA also intend submitting a funding application and cost plan to Community Scotland.

5. The Former Co-op Building, Corner of Glasgow Street/Main Street, Muirkirk - Muirkirk Enterprise Limited (formerly Muirkirk Enterprise Group) have recently purchased the site of the recently demolished former Co-op Building at the corner of Glasgow Street/Main Street, Muirkirk. Their intention is that with the financial assistance from the Council, Minerals Trust, Scottish Coal, Scottish Enterprise Ayrshire and East Ayrshire Coalfield Area SIP they will turn this corner site into a heritage garden.

**LISTING OF VACANT & DERELICT BUILDING CLUSTERS
IN EAST AYRSHIRE**

Note: this list is not a comprehensive list of derelict properties. It has been drawn up to assist the Committee drawing up future regeneration projects.

Settlements	Vacant & Derelict Buildings	Active Developer Interest
Auchinleck	226-228 Main Street, Auchinleck	X
	151/159 Main Street, Auchinleck	X
	139/141 Main Street, Auchinleck	X
	115-123 Main Street, Auchinleck	X
	89 Main Street, Auchinleck	X
	83 Main Street, Auchinleck	X
	98/100 Main Street, Auchinleck	Ö
	85 Main Street, Auchinleck	X
	195 Main Street, Auchinleck	X
Bellsbank	No significant clusters or prominent individual buildings.	-
Catrine	Volunteer Arms, Bridge Street, Catrine	X
	Former G. Reid & Sons Buildings, Ford Street, Catrine	X
	42-46 Mill Street, Catrine	X
Coalhall	No significant clusters or prominent individual buildings.	-
Cronberry	No significant clusters or prominent individual buildings.	-
Crookedholm	No significant clusters or prominent individual buildings.	-
Crosshouse	No significant clusters or prominent individual buildings.	-
Cumnock	26-28 Glaisnock Street, Cumnock	X
	46-48 Glaisnock Street, Cumnock	X
Dalmellington and Burnton	Band Hall 14 Main Street, Dalmellington	X
	34 Main Street, Dalmellington	X
	10/12 High Main Street, Dalmellington	Ö
	St Barbara's Church, Dalmellington	Ö
	Building at the rear of 28/30, High Street, Dalmellington	X
	Building at the rear of 13 Church Hill, Dalmellington	X
	1 New Street, Dalmellington	X
Dalrymple	No significant clusters or prominent individual buildings.	-

Darvel and Priestland	Kirkland Park House, Darvel	X
	Former Co-op Buildings, East Main Street, Darvel	X
	Former Co-op Building, 1-3 Ranoldcoup Road, Darvel	X
	Former Mairs Potato Store, East Main Street, Darvel	X
Drongan	No significant clusters or prominent individual buildings.	-
Dunlop	No significant clusters or prominent individual buildings.	-
Fenwick & Laigh Fenwick	No significant clusters or prominent individual buildings.	-
Galston	Group of buildings on Polwarth Street, Galston	X
	Former Kwik Save Building, Standalane Street, Galston	X
	Former Co-op Building, Ayr Road, Galston	X
	Former Bucks Heid, Bridge Street, Galston	X
	34 Wallace Street, Galston	X
Gatehead	No significant clusters or prominent individual buildings.	-
Hollybush and Skeldon Mills	No significant clusters or prominent individual buildings.	-
Hurlford	No significant clusters or prominent individual buildings.	-
Kilmarnock	John Finnie Street/Strand Street/Dunlop Street, Kilmarnock	0
	Former ABC Cinema, Titchfield Street, Kilmarnock	X
	Former YMCA, Titchfield Street, Kilmarnock	X
	Southhook Potteries, Western Road, Kilmarnock	0
	Former BMK Building, Burnside Street, Kilmarnock	0
	Former Bakery, Holmquarry Road, Kilmarnock	X
	Former Plumbers Yard, Grange Street, Kilmarnock	X
	McLean Arms area, High Glencairn Street, Kilmarnock	0
	Silverdale, 30-32 London Road, Kilmarnock	0
	St Andrews Church, Bentinck Street, Kilmarnock	X
Kilmaurs	Turf Hotel, Main Street, Kilmaurs	X

Knockentiber	No significant clusters or prominent individual buildings.	-
Leggate & Bank Glen	Former Bank Glen School site	0
Logan & Lugar	Lugar Institute Building	0
Lugton	No significant clusters or prominent individual buildings.	-
Mauchline	Burnside House Area	0
Moscow	No significant clusters or prominent individual buildings.	-
Muirkirk	Trotters Building, Main Street, Muirkirk	0
	Terrace of properties by Kirkgreen, Main Street, Muirkirk	X
	Garron Hill Stable Block by Muirkirk	X
New Cumnock	Former Trotters building, Castle, New Cumnock	0
	Former Arthur Memorial Church, New Cumnock	X
	Row of Commercial Properties, Bridgend, New Cumnock	X
Newmilns	47- 51 Main Street, Newmilns	X
	57-59 Main Street, Newmilns	X
	20 High Street, Newmilns	X
	78-82 Main Street, Newmilns	X
	118 Main Street, Newmilns	X
	70 Loudoun Street, Newmilns	X
Ochiltree	Former School Building, Main Street, Ochiltree	X
Patna	Former Co-op Building, Main Street, Patna	X
	Former Petrol Filling Station, Ayr Road, Patna	X
Polnessan	No significant clusters or prominent individual buildings.	-
Rankinston	No significant clusters or prominent individual buildings.	-
Sinclairston	No significant clusters or prominent individual buildings.	-
Skares	No significant clusters or prominent individual buildings.	-
Sorn	No significant clusters or prominent individual buildings.	-
Stewarton	Corner of Vennel Street/The Cross, Stewarton	0

	Former Presto Building, High Street, Stewarton	X
	Mill Buildings, Old Glasgow Road, Stewarton	X
	Riverside Bakery, Cocklebie Road, Stewarton	0
	Bridgend Industrial Site, Bridgend, Stewarton	X
Waterside (Doon Valley)	The Palace Bar, Waterside	X
Waterside (by Fenwick)	No significant clusters or prominent individual buildings.	X