

EAST AYRSHIRE COUNCIL
HOUSING COMMITTEE – 3 SEPTEMBER 2003
PROPOSED INITIATIVE AREAS

Report by the Director of Homes and Technical Services

1.0 PURPOSE OF THE REPORT

- 1.1 To seek authority to invite expressions of interest from appropriate housing developers/ partners for the sustained regeneration of various housing areas detailed in Appendix One.

2.0 BACKGROUND

- 2.1 At its meeting on 31st January 2001, the Housing Committee agreed a comprehensive strategy to address low demand housing throughout East Ayrshire.

3.0 OPTIONS

3.1 Riccarton West

3.1.1 This Council, and its predecessor, have invested heavily to improve the quality of the housing and local environment in Riccarton West. However, there is an underlying stigma attached to the area, and as a result, there is no demand for housing in Barnweil Road, Fleming Street and Maxholm Road. In addition, the estate suffers from a variety of estate management problems, including significant vandalism, which impacts on the surrounding properties in Stoneyhill Avenue, Granger Road and Picken Avenue.

3.1.2 Riccarton West is an estate which comprises mostly four in a block type flats, with the balance being terraced villas. In Fleming Street, Barnweil Road and Maxholm Road, there are 127 vacant properties; 116 of which are long term vacancies, with the majority having lain empty for more than 6 years. The majority of the properties are in a poor condition internally, as a result of water damage, vandalism and general dampness caused by a lack of occupation. Only 36 properties are currently occupied.

3.2 Galston

3.2.1 Chapel Lane and Manse Place in Galston comprise terraced properties, tenement flats, and maisonettes together with 62 associated lock ups. There are 111 properties in total, 5 of which are sold. The block at 16 – 25 Chapel Lane, which comprises 10 properties, is vacant due to no demand.

3.2.2 The estate suffers from a variety of estate management problems, including youths loitering in the area and causing a nuisance to elderly residents. There are also environmental issues associated with the surrounding slabbed areas.

3.3 Cairnhill

3.3.1 Cairnhill is a housing estate which comprises two storey cottages, semi detached and terraced properties. In Greenbraes Drive there are 19 vacant properties; 15 of which are long term vacancies, with the majority having lain empty for more than 3 years. 35 properties are currently occupied.

3.3.2 In Greenhill Avenue there are 5 vacant properties; 4 of which are long term vacancies, with the majority having lain empty for more than 2 years. Only 3 properties are currently occupied.

3.3.3 In Farden Avenue there is 1 vacant property which is a long term vacancy, as it has lain empty since 2000. 34 properties are currently occupied.

3.3.4 In High Park Avenue there are 3 vacant properties; all of which are long term vacancies, with the majority having lain empty for more than 6 years. 30 properties are currently occupied.

3.3.5 The majority of the properties are in a poor condition internally, as a result of water damage, vandalism and general dampness caused by a lack of occupation.

3.4 Bellsbank

3.4.1 Bellsbank is an estate which comprises mostly cottage type properties, with the balance being four in a block flats. In Mossdale Terrace, there are 22 vacant properties; 20 of which are long term vacancies, with the majority having lain empty for more than two years. Only 26 properties are currently occupied.

3.4.2 Within one block in 2-8 Hillcrest, 3 of the 4 properties are long term vacancies, and have lain empty for more than one year.

3.4.3 Again, the majority of these properties are in a poor condition internally, as a result of water damage, vandalism and general dampness caused by a lack of occupation.

4.0 CO-ORDINATED APPROACH TO REGENERATION

4.1 In light of the failure to attract applicants to the housing identified, and the consequent high level of long term void properties, it seems clear that traditional methods of tackling these problems have not been successful.

4.2 It is recognised that the issues affecting these areas go beyond simple 'bricks and mortar' solutions. A co-ordinated approach with potential development partners is needed to produce an innovative design solution for the estate, which will promote the regeneration of the area, and offer value for money to the Council.

5.0 PROPOSALS

5.1 It is therefore proposed that these areas are designated as Initiative Areas, and that a Client's Brief is developed by East Ayrshire Council, to invite expressions of interest from potential developer partners to:

- Propose a partnership arrangement to include East Ayrshire Council to regenerate these communities.
- Develop a range of new build housing types and sizes for owner occupation and for rent.
- Devise sustainable environmental improvement solutions.
- Propose a package of works-in-kind.
- Create full time apprenticeships and training for local people.
- Devise a Profit Share Scheme.

6.0 LEGAL IMPLICATIONS

6.1 There would require to be consultation and negotiation with the remaining tenants with regard to re-housing. Other than the requirement to comply with the terms of the Council's approved standing orders with regard to the invitation for expressions of interest and any subsequent procurement process there are no legal requirements arising directly from the terms of this report. Any future legal implications will be reported to Committee at a later stage.

7.0 FINANCIAL IMPLICATIONS

7.1 There are no financial implications arising directly from the terms of this report. Any future financial implications will be reported to Committee at a later stage.

8.0 RECOMMENDATIONS

8.1 It is recommended that Members:

- i. note the contents of this Report and approves the designation of these areas as Initiative Areas; and
- ii. approve the invitation of expressions of interest from potential partners to regenerate the areas; and
- iii. approve consultation with existing residents with regard to the proposed programme for the properties outlined in the report; and
- iv. note that a further report on progress will be brought to a future Housing Committee, following receipt of expressions of interest.

James Lavery
Director of Homes and Technical Services
1 August 2003

LIST OF BACKGROUND PAPERS

Nil

For further information please contact Joseph Cassidy, Policy Manager, on 01563 576617.

Implementation Officer: Christopher McAleavey, Head of Homes.

APPENDIX ONE

PROPOSED INITIATIVE AREAS

Fleming Street

25, 27, 29, 31, 28, 30, 32, 34, 36, 33, 35, 37, 39, 38, 40, 42, 44, 41, 43, 45, 46, 48, 50, 52, 49, 51, 53, 55, 54, 56, 58, 60, 57, 59, 61, 63, 65, 67, 69, 71

Barnweil Road

1, 3, 5, 7, 2, 4, 6, 8, 9, 11, 13, 15, 10, 12, 14, 16, 17, 19, 21, 23, 18, 20, 22, 24, 25, 27, 29, 31, 26, 28, 30, 33, 35, 37, 39, 34, 36, 38, 40, 41, 43, 45, 47, 42, 44, 46, 48, 49, 51, 53, 55, 50, 52, 54, 56, 57, 59, 61, 63, 58, 60, 62, 64, 65, 67, 69, 71, 66, 68, 70, 72, 74, 76, 75, 77, 79, 81, 83, 85, The Barn

Maxholm Road

2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94

Stoneyhill Avenue

4, 6, 5, 7, 8, 10, 12, 14, 9, 11, 13, 15, 17, 19, 21, 16, 18, 20, 22, 23, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46 (1 sold)

1 – 17 lock ups (1 void, otherwise all sold)

Granger Road

1, 3, 5, 7, 9, 10, 12, 14, 16, 11, 13, 15, 17, 19, 21, 18, 20, 22, 24, 23, 25, 26, 28, 30, 32, 27, 29, 31, 33, 35, 37, 39, 41, 38, 40, 42, 44, 43, 45, 47, 49, 46, 48, 50, 52, 54, 56, 51, 53, 55, 57 (2 sold)

Picken Street

17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 41, 43, 45, 47, 49, 51, 53, 55, 52, 54, 56, 58, 57, 59, 60, 62, 64, 66, 61, 63, 65, 68, 39 (2 sold)

Chapel Lane

Block 1 – 6

7, 8, 9, 10, 11, 12, 13, 14, 15 (4 sold)

Block 16 – 25

Block 26 – 35

Block 36 – 45

Block 46 – 55

Block 56 – 75

Block 76 – 91

62 lock ups

Manse Place

Block 1 – 16
17, 18, 19, 20 (1 sold)

Mossdale Terrace

6 – 52
7 – 53

Hillcrest

2, 4, 6, 8 (6 sold in the estate)

Greenbraes Drive

10, 12, 14, 16
77, 79, 81, 83 (9 sold in the estate)

Greenhill Avenue

6, 8

Farden Avenue

21, 23 (3 sold in the estate)

High Park Avenue

17, 19 (3 sold in the estate)