

REPORT TO: HOUSING COMMITTEE – 16 FEBRUARY 2004

REPORT ON: SALE OF LAND IN WHITFIELD – SALTON CRESCENT

REPORT BY: CHIEF EXECUTIVE

REPORT NO: 140-2004

1. **PURPOSE OF REPORT**

The purpose of this report is to facilitate the continuing regeneration of the Whitfield area by releasing land to a registered social landlord to accommodate rehousing of Council tenants from properties declared surplus.

2. **RECOMMENDATIONS**

It is recommended that Committee:

- 2.1 Agree to dispose of land at Salton Crescent identified on the attached map to Home in Scotland Housing Association Limited.
- 2.2 Instruct the Director of Economic Development to negotiate the sale.
- 2.3 Instruct the Director of Support Services to prepare the necessary offer and Draft Disposition and to seek Secretary of State's consent to dispose of the site.

3. **FINANCIAL IMPLICATIONS**

As a consequence of approving this report a capital receipt to the Housing Revenue Account will be accrued.

4. **LOCAL AGENDA IMPLICATIONS**

Modern, low energy housing that residents desire will be provided at affordable rents.

5. **EQUAL OPPORTUNITIES IMPLICATIONS**

None.

6. **BACKGROUND**

Reference is made to Article 1 of the Minute of Meeting of the Housing Committee of 15 October 2001 wherein it was agreed that specified properties in Whitfield should be demolished and that resultant land, plus additional land, should be made available to registered social landlord(s) to build new houses purposefully for the rehousing of displaced tenants from properties to be demolished in Whitfield.

The project has progressed to the stage that 75 new houses have now been built on the released land and are occupied, or will be in the next four weeks, by Council tenants from

demolition blocks. Redevelopment of Carberry Crescent has not commenced as these new houses are needed for existing tenants. Nevertheless once households move into the new accommodation the existing blocks will be demolished and new build will start on site shortly thereafter.

However, primarily due to compliance with local plan, density levels on these sites are lower than originally envisaged and there are insufficient new houses to meet the needs of tenants in the blocks to be demolished. These tenants have an expectation that a new house in Whitfield would be made available to them, indeed the Director of Housing gave them this undertaking during consultation of demolition proposals.

The Committee report of 15 October 2001 remitted that land be made available to Home In Scotland Housing Association Ltd. for the provision of new houses. Indeed the partnership arrangement with Home In Scotland Housing Association was for the provision of 100 new houses. They have been unable to meet this target due to factors mentioned above.

7. **SUMMARY**

It is therefore proposed that land at Salton Crescent, as shown on the attached map, be sold, subject to satisfactory negotiations to Home In Scotland Housing Association for the development of new build housing. First let of these houses will be offered to tenants who remain in surplus housing, in Whitfield in the first instance.

8. **CONSULTATION**

- 8.1 The local elected member has been consulted.
- 8.2 The Depute Chief Executive Finance, Depute Chief Executive Support Services, Assistant Chief Executive Community Planning, Director of Housing, Director of Planning and Transportation and Director of Economic Development have been consulted.

9. **BACKGROUND REPORTS**

- 9.1 Housing Committee – 15 October 2001 – Declare 36 Flats at 1-18 and 55-72 Carberry Crescent Surplus and Sale of Land in Whitfield. (Report No. 61-2001).

ALEX STEPHEN
CHIEF EXECUTIVE

3 FEBRUARY, 2004

