

REPORT TO: HOUSING COMMITTEE

REPORT ON: NEW HOUSING PARTNERSHIPS – ARDLER ENABLING WORKS

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 650/2000

1. PURPOSE OF REPORT

The City Council have agreed that specific sites in Ardler be sold to the preferred developer. Authority is sought to remit to Chief Officer's authority to enter into a licence agreement with Wimpey Homes to undertake "enabling works" on land owned by the City Council as and when necessary. Such works will facilitate the redevelopment of social rented and private housing.

2. RECOMMENDATIONS

It is recommended that:

- 2.1. The Director of Support Services, following consultation with the Directors of Housing and Planning and Transportation, be remitted to enter into licence agreements with Wimpey Homes to undertake enabling works, on land owned by City Council in Ardler as and when necessary.

3. FINANCIAL IMPLICATIONS

Funding for the enabling works will be paid by Scottish Homes from additional grant funding, i.e. New Housing Partnership Funding 1999/2000; 2000/2001 and 2001/2002.

4. LOCAL AGENDA 21 IMPLICATIONS

These proposals seek to ensure that:

- Places, spaces and objects combine meaning and duty with utility, and that settlements are human in form and scale.
- Resources are used efficiently and waste is minimised.

5. EQUAL OPPORTUNITIES IMPLICATIONS

None.

6. BACKGROUND

Committee have on previous occasions approved the sale of land to Sanctuary Scotland Housing Association and Wimpey Homes to allow them to progress the Ardler Regeneration Strategy.

Wimpey Homes have been appointed as developer on behalf of Sanctuary Scotland Housing Association and progress is being made to physically start works on various sites as quickly as possible.

In order that necessary access and infrastructure is in place at an early stage to facilitate new housing it is necessary to undertake site clearance works, instal sewers and other key service networks and construct roads. Due to the nature and location of these major service routes, later new build phases, irrespective of whoever undertakes such work, will benefit from this early action.

7. **IMPACT/RISKS FOR THE COUNCIL**

Execution of these works will not be detrimental to the City Council. Ardler has been designated as a housing redevelopment area and new road and service infrastructure will be required irrespective of who the eventual house supplier (developer) may be. Early provision of these elements should be seen as enhancing development opportunities albeit that layout plans will have to be designed around these networks.

8. **CONSULTATION**

The Chief Executive, Director of Support Services, Director of Finance, Director of Planning and Transportation, Chief Corporate Planning Officer, Director of Leisure and Parks, have consulted on the contents of this report.

SIGNED: _____	Director of Housing	DATE: _____
SIGNED: _____	Housing Convener	DATE: _____
SIGNED: _____	SNP Group	DATE: _____
SIGNED: _____	Conservative Group	DATE: _____

BACKGROUND PAPERS

Report to Housing Committee – 18 October 1999
 Report to Housing Committee – 30 November 1998
 Report to Housing Committee – 28 September 1998
 Report to Housing Committee – 18 May 1998
 Report to Housing Committee – 15 December 1997
 Report to Housing Committee – 20 October 1997