

PERTH AND KINROSS COUNCIL**Housing and Health Committee****12 March 2014****Disposal of land at Muirton for the development of 25 houses for Fairfield Housing Cooperative****Report by Executive Director (Housing and Community Care)****PURPOSE OF REPORT**

This report seeks approval for a modification to the proposal on how the redevelopment of Muirton is being taken forward (Report No.13/59) previously agreed by Housing Committee in February 2013. It is now proposed that an area of land to accommodate Phase 5 of the development will be disposed of ahead of the remaining area of the Masterplan area. This will enable Fairfield Housing Cooperative to take forward the development of 25 houses for social rent included in the Strategic Development Plan.

1. BACKGROUND

- 1.1 In February 2013 Housing and Health Committee approved a report (Report No. 13/59) proposing a Partnering Agreement involving Caledonia Housing Association, Fairfield Housing Co-operative and Perth and Kinross Council to dispose of the remaining Perth and Kinross Council land at Muirton, Perth.
- 1.2 As there have been some delays in arranging this partnering agreement, it has been decided that the remaining redevelopment of the area should be taken forward in two stages. This would mean that Phase 5 of the Muirton regeneration would begin now to meet the timescales required for funding from the Scottish Government and ahead of the main procurement that will be done through the partnering agreement for around 200 units.

2. PROPOSALS

- 2.1 It is proposed that an area of land to accommodate the development of 25 houses for social rent at Muirton should be sold to Fairfield Housing Co-operative to take forward Phase 5 of the development in line with the Master Plan agreed for the area in 2009.
- 2.2 This Phase of development is in the Strategic Local Programme of projects to be funded by the Scottish Government in 2014/15 and an early start on these houses is required to meet the requirements for funding.
- 2.3 This land will be transferred at the DV valuation for affordable housing with payment being made when this land transfers.

- 2.4 It is proposed that later phases of the development consisting of 200 houses for mixed tenure development should be taken forward under the terms agreed in the report agreed by Housing and Health Committee on 6 February 2013 (Report No. 13/59). As presented to the meeting of the Project Board in August 2013 it is anticipated that the redevelopment will progress as detailed in Table 1 below :-

Table 1: Programme for Redevelopment of Muirton

Community Consultation on Planning application for Stage 5 and revisions to Master Plan	April /May 2014
Planning application Phase 5	May 2014
Masterplan Up-date	May 2014
Construction start Phase 5	October 2014
Completion Phase 5A – Fairfield Housing Cooperative	September 2015
Completion Phase 5B – Low Cost Home Ownership(LCHO) or other Intermediate tenure	March 2016
Completion Phase 6 – Market sales and LCHO or other intermediate tenure	September 2017
Completion Phase 7 - Social Rented, Outright Sale and LCHO or other intermediate tenure	September 2018
Completion of redevelopment of Muirton	October 2018

3. CONCLUSION AND RECOMMENDATION(S)

- 3.1 This report seeks that disposal of land at Muirton to enable the development of 25 houses for Social Rent by Fairfield Housing Cooperative should be taken forward as soon as possible. Committee is asked to approve this proposal.

Author(s)

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Approved

Name	Designation	Date
John Walker	Executive Director (Housing and Community Care)	12 March 2014

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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
Resource Implications	
Financial	Yes
Workforce	None
Asset Management (land, property, IST)	Yes
Assessments	
Equality Impact Assessment	None
Strategic Environmental Assessment	None
Sustainability (community, economic, environmental)	None
Legal and Governance	None
Risk	None
Consultation	
Internal	Yes
External	Yes
Communication	
Communications Plan	None

1. Strategic Implications

- 1.1 The Perth and Kinross Community Plan 2013-2023 and the Perth and Kinross Corporate Plan 2013-18 have five concurrent outcomes which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. The following are relevant to this report:

- Promoting a prosperous, inclusive and sustainable economy
- Supporting people to lead independent, healthy and active lives
- Creating a safe and sustainable place for future generations

2. Resource Implications

Financial

- 2.1 The disposal of this site may result in a capital receipt to the Housing Revenue Account dependant on the valuation of the site.

Workforce

- 2.2 There are no direct workforce implications regarding this report.

Asset Management (land, property, IT)

- 2.3 The Depute Director (The Environment Service) and the Head of Finance and Support, Housing and Community Care were consulted on this report and are in agreement with the proposals.

3. Assessments

3.1 Equality Impact Assessment

Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.

The proposals have been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

- (i) Assessed as **not relevant** for the purposes of EqIA

3.2. Strategic Environmental Assessment

The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals. However, no action is required as the Act does not apply to the matter presented in this report. The matters presented in this report were considered under the Environmental Assessment (Scotland) Act 2005 and no further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

3.3 Sustainability

These proposals meet the following sustainability criteria:

- Where possible, using materials from sustainable sources
- Energy conservation through improved insulation measures
- More efficient heating systems
- More efficient lighting systems

3.4 Legal and Governance

The Head of Legal Services has been consulted and there are no direct legal implications of this report.

3.5 Risk

The Housing and Community Care Senior Management Team regularly review capital monitoring reports that highlight individual project progress and risks.

4. Consultation

4.1 Internal

The Heads of Finance and Legal Services have been consulted on this report.

External

- 4.2 The Strategic Housing Investment Plan (SHIP) is developed corporately through the 'Affordable Housing Working Group' with colleagues within the Environment Service and the Chief Executive's Service. Registered Social Landlords, Homes for Scotland, private developers and rural landowners are also involved through groups such as the Housing Forum alongside regular liaison meetings with the Scottish Government. The Strategic Local Programme has been developed through individual meetings with housing associations as well as regular correspondence in finalising the programme. This project is of high priority in the Strategic Local Programme and it is due to be developed during 2014/15.
- 4.3 Registered Social Landlords and the Scottish Government have been consulted in the preparation of this report.
- 4.4 The Tenant Committee Report Panel was consulted and expressed support for a very informative report and hope that it meets its aspirations.

2. BACKGROUND PAPERS

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied upon to any material extent in preparing the above report. .

3. APPENDICES

None.