

FALKIRK COUNCIL

**Subject: PROPOSED DEMOLITION OF PROPERTIES AT CARRON ROAD,
MILLFLATS STREET, HAUGH STREET, FALKIRK**
Meeting: HOUSING AND SOCIAL CARE COMMITTEE
Date: 10 November 2009
Author: DIRECTOR OF CORPORATE & NEIGHBOURHOOD SERVICES

1. INTRODUCTION

- 1.1 This report provides Members with an update on the position in respect of proposals for the development of new Council housing on the site at Carron Road/Millflats Street/Haugh Street, Falkirk.

2. BACKGROUND

- 2.1 Members may recall the report to Housing and Social Services Committee on 2nd September 2008 on new social housing provision at which it was agreed to progress development proposals for new Council house building on a number of sites in Council ownership, subject to necessary site investigatory works, statutory consents and the required funding being made available.
- 2.2 The site at Carron Road, Falkirk (see attached plan forming appendix 1) was one of these sites. On 6th February 2007 Housing and Social Services Committee previously agreed to proceed with the acquisition of private ownerships and follow this with the demolition of all properties on this site to create a new development opportunity. Housing and Social Services Committee and Policy and Resources Committee, on 5th and 12th February 2008 respectively, confirmed that new Council housing is the preferred option for the development of the site, if financially available.

2. CURRENT POSITION

- 2.1 The site itself forms two distinct sections and demolition at Site A is progressing. In respect of Site B, however, it is now proposed to hold the demolition process pending the outcome of further feasibility studies. Members will appreciate the allocation pressures on the existing housing stock and the consequent need to ensure that the number of properties to be developed on each site is maximised and that the approach the Council takes is the most appropriate to help meet housing need. To be confident that this happens it is considered appropriate to revisit the option appraisal process and survey work already undertaken and to ensure that value for money arguments are robust.

3. RECOMMENDATION

Committee is asked to:

- 3.1 **Agree to officers revisiting the option appraisal process and survey information already undertaken to ensure value for money arguments are robust; and**

3.2 Note that officers will report back to Committee with the outcome of this review.

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DIRECTOR OF CORPORATE & NEIGHBOURHOOD SERVICES

Date: 20th October 2009
Ref: AAL1109
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LIST OF BACKGROUND PAPERS

Nil