

# **HOUSING PARTNERSHIPS**

## **DEVELOPMENT PROGRAMME**

### **2003 -2007**

The attached programme outlines current agreed priority projects between Falkirk Council and Communities Scotland based on Registered Social Landlord's Strategy & Development Funding Plan Submissions.

Projects are listed under the following headings:

**Programmed: Project on site or details worked up and timescales for funding established**

**Proposed: Agreement in principle established**

**Potential: Other projects where interest has been expressed / development options being explored**

Projects have been prioritised under their respective headings. It should be noted that this may not necessarily be the order in which projects actually develop as priorities will be subject to change and it may in some instances be possible for a project to progress more quickly than others due to the nature of development.

## PROGRAMMED DEVELOPMENTS

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost	Comments
Dymock's Building, Bo'ness	1	Castle Rock HA	8	July 2002	April 2004	£1,567,000	Currently on site. EHI funding to convert 17 <sup>th</sup> C building into high spec. 2 Apt homes for elderly/infirm.
Broad Street, Denny	1	Link HA	25	July 2004	July 2006	£1,562,000	Sheltered Housing Development to enable the reprovisioning of Valeview as part of the Council's wider TCR strategy.
Inver/Birnam Court, Dawson	1	Link HA	44	June 2004	April 2006	£3,625,000	General needs rented accommodation (40) Wheelchair Housing (4). Site start dependant on outcome of CPO.
Dock Street, Carronshore	1	Horizon HA	3	Mar 2004	August 2004	£395,000	Wheelchair bungalows to facilitate RSNH reprovisioning.
16-20 Orkney Place, Hallglen	1	Paragon HA	3	Mar 2004	May 2004	£133,000	Conversion of Children's Home to form 2 General Needs rented units and 1 wheelchair rented unit.
Dawson Park School site, Dawson	1	Ogilvies	26	April 2004	March 2005	£1,596,000	Low Cost Home Ownership for priority purchase groups.
					<b>Total</b>	<b>£8,878,000</b>	

## PROPOSED DEVELOPMENTS

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost	Comments
Craigeith Road, Grangemouth	1	Link HA	Est. 30	May 2005	May 2006	£1,404,000	Forms part of the Council's Housing Regeneration Strategy. Proposed Client Group to be confirmed. Link HA have included project in their 2004-07 SDFP submission to CS. Site is owned by Falkirk Council.
Wood Street, Grangemouth	2	TBD	Est. 30-40	TBD	TBD	Not known at this time	Forms part of the Council's Housing Regeneration Strategy. Site to be sold on open market. Condition of sale will try and secure affordable housing on site for identified priority groups.
Corbiehall, Bo'ness	2	TBD	58	TBD	TBD	Not known at this time	Forms part of the Council's Housing Regeneration Strategy. Site to be sold/transferred to Boness TCR Preferred Developer. Proposed use to be confirmed.
					<b>Total</b>	<b>£1,404,000</b>	

## POTENTIAL PROJECTS

The following are potential projects and therefore timescales are indicative and are subject to changes.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost	Comments
Glasgow Road, Longcroft	TBD	Link HA	Est. 10	Apr 2006	Dec 2006	£710,000	Site held on HRA. Identified need and Client Group to be identified through LHS. Link HA have included project in their 2004-07 SDFP submission to CS.
Stirling Street, Dunipace	TBD	Link HA	Est. 15	Oct 2006	June 2007	£1,065,000	Identified need and Client Group to be identified through LHS. Link HA have included project in their 2004-07 SDFP submission to CS. Site part owned by FC with the rest owned by Muir Construction.
Bellsdyke/RSNH, Larbert	TBD	MBHA	16	Feb 2005	Feb 2006	£1,310,200	Margaret Blackwood HA have included project for wheelchair assessable housing in their 2004-07 SDFP submission to CS.
Falkirk Area	TBD	Hanover HA	20	Jan 2007	May 2008	£1,900,000	Hanover HA have included a sheltered housing project in 2004-07 SDFP submission to CS. Identified need to be identified through LHS.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost	Comments
Roxburgh Street, Grangemouth	TBD	Ark HA	6	May 2005	Nov 2005	£337,000	Ark HA have included a special needs project in their 2004-07 SDFP submission to CS. Proposal to reconfigure 10 person hostel to 6 separate units has been developed in partnership with FC Social Work.
Flat Conversions, Dawson Area	TBD	Link HA	TBD	TBD	TBD	Not known at this time	Link HA in partnership with FC are currently carrying out a feasibility study to establish whether low demand flats could economically be converted into cottage type accommodation. It is possible that this work could be successfully delivered without the need for public subsidy if the properties are transferred to Link HA at nil value although this will be confirmed as part of the feasibility study.
					<b>Total</b>	<b>£5,322,200</b>	

**TBD = To Be Determined**

Date: February 2004