



HOUSING PARTNERSHIPS

DEVELOPMENT PROGRAMME

2005-2008



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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
Broad Street, Denny	1	Link HA	25	Jan 2005	May 2006	£2,648,000	Sheltered Housing Development to enable the reprovisioning of Valeview as part of the Council's wider TCR strategy. Link HA has included project in their 2005-08 SDFP submission to CS.
Inver/Birnam Court, Dawson	1	Link HA	44	Feb 2005	May 2006	£3,915,000	General needs rented accommodation (34) Wheelchair Housing (4), Shared Ownership (6). Link HA has included project in their 2005-08 SDFP submission to CS.
Programmed Project Summary Totals			69		Total	£6,563,000	

PROPOSED DEVELOPMENTS

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost	Comments
Seaforth Road, Dawson	1	Link HA	6	Feb 2005	May 2006	£533,862	General needs rented accommodation. Site developed in conjunction with I/B Court site.
Craigleith Road, Grangemouth	1	Link HA	28	Dec 2006	Dec 2007	£2,448,000	Forms part of the Council's Housing Regeneration Strategy. Relocation and demolition underway. Proposed client groups and mix agreed. Site is owned by Falkirk Council. Link HA has included project in their 2005-08 SDFP submission to CS.
Manual Terrace, Whitecross	1	Paragon HA	3	May 2005	Dec 2005	£200,951	Paragon HA has included a project in 2005-08 SDFP submission to CS following consultation with Falkirk Council. Mix agreed.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost	Comments
Corbiehall, Bo'ness	1	ING Estates	58	July 2005	Dec 2007	£4,915,200	Forms part of the Council's Housing Regeneration Strategy. Relocation & Acquisition underway. Site to be sold/transferred to preferred developer ING. Flats refurbished for sale. LCHO/Shared Equity to be investigated to allow local people access to affordable housing.
Glasgow Road, Longcroft	1	Link HA	10	Apr 2007	Dec 2007	£800,000	Site declared surplus to allow Link to land bank. Identified need and Client Group to be identified through LHS. Link HA has included project in their 2005-08 SDFP submission to CS.
Kennard Street, Falkirk	1	Link HA	6	Apr 2007	Dec 2007	£490,000	Site declared surplus to allow Link to land bank. Identified need and Client Group to be identified through LHS. Link HA has included project in their 2005-08 SDFP submission to CS.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost	Comments
Lochside Crescent, Redding	1	Link HA	6	Apr 2007	Dec 2007	£490,000	Site declared surplus to allow Link to land bank. Identified need and Client Group to be identified through LHS. Link HA has included project in their 2005-08 SDFP submission to CS.
Thornbridge Road, Falkirk	1	Loretto HA	30	April 2006	April 2007	£2,000,000	Loretto HA has included a project in 2005-08 SDFP submission to CS. CS have agreed in principle to project to allow land banking in 2004/5. Suitable mix to be agreed with FC. Cost Indicative at this time.
Main Street Maddiston	2	Loretto HA	8	April 2006	April 2007	£700,000	Loretto HA has included a project in 2005-08 SDFP submission to CS. CS have agreed in principle to project to allow land banking in 2004/5. Suitable mix to be agreed with FC. Costs indicative at this time. A site at Millbank Cr is also being considered as an alternative site.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost	Comments
5 Garage sites throughout Falkirk	2	MBHA	25	Mar 2006	Mar 2007	£1,237,500	Margaret Blackwood HA has included project for 16 wheelchair & 9 amenity houses in their 2005-08 SDFP submission to CS. Sites owned by FC identified by MBHA and being pursued by Housing.
Wood Street, Grangemouth	2	TBD	30	TBD	TBD	£2,400,000	Forms part of the Council's Housing Regeneration Strategy. Relocation and demolition underway. End use for site to be reconsidered by FC to ensure local housing needs are met. Single site could be divided into 3 distinct sites to facilitate a mixed development site to allow houses for rent, LCHO and private sale.
Proposed Project Summary Totals			210		Total	£16,215,513	

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
Main Street, Maddiston	TBD	Link HA	10	Apr 2007	Dec 2007	£800,000	Identified need and Client Group to be identified through LHS. Link HA has included project in their 2005-08 SDFP submission to CS.
Liberal Club & St Mary's Church, Bo'ness	TBD	Link Homes	5 or 7	2005/6	2006/7	£1,700,000	Partnership Project between Link Group, FC & NTS. Grant funding primarily through NTS.
Lomond Drive, Langlees	1	In Discussions with Link Group	30+	TBD	TBD	£2,400,000	The properties are in low demand with a large number of voids. One option being considered is demolition to create a redevelopment site for LCHO/Shared Equity affordable housing.
Carron Road, Bainsford	1	In Discussions with Link Group	62	TBD	TBD	£4,000,000	This project involves two old sandstone properties which are also in low demand and would require substantial investment to allow them to meet the Scottish Housing Quality Standard. Demolition to create a development site for new housing is one option currently being explored.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost	Comments
Site 1 - TBI	TBD	Kingdom HA	20	2006/7	2007/8	£1,640,000	Kingdom HA has included a project in 2005-08 SDFP submission to CS. Site to be sourced. Identified need to be identified through LHS.
Site 2 - TBI	TBD	Kingdom HA	20	2007/8	2008/9	£1,640,000	Kingdom HA has included a project in 2005-08 SDFP submission to CS. Site to be sourced. Identified need to be identified through LHS.
Site 3 - TBI	TBD	Kingdom HA	20	2008/9	2009/10	£1,640,000	Kingdom HA has included a project in 2005-08 SDFP submission to CS. Site to be sourced. Identified need to be identified through LHS.
Bellsdyke/RSNH, Larbert	TBD	MBHA	40	May 2006	Nov 2007	£2,800,000	Margaret Blackwood HA has included project for 10 wheelchair, 13 amenity & 17 Gen. needs houses in their 2005-08 SDFP submission to CS. Unlikely that this site will May form part of affordable housing negotiations on Bellsdyke site.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost	Comments
Oakbank/Main Street, Polmont	TBD	MBHA	20	Mar 2006	Mar 2007	£1,400,000	Margaret Blackwood HA has included in their 2005-08 SDFP submission to CS. May form part of Oakbank Sheltered redesign project. Site held on HRA.
Site 1 - TBI	TBD	Horizon HA	12	Jan 2007	Nov 2007	£960,000	Horizon HA has included a project in 2005-08 SDFP submission to CS. Site to be sourced. Mixed use with 4 Wheelchair homes. Identified need to be identified through LHS.
Site 2 - TBI	TBD	Horizon HA	10	Jan 2008	Nov 2008	£810,000	Horizon HA has included a project in 2005-08 SDFP submission to CS. Site to be sourced. Mixed use with 4 Wheelchair homes. Identified need to be identified through LHS.
Site 3 - TBI	TBD	Horizon HA	16	Jan 2009	Dec 2009	£1,328,000	Horizon HA has included a project in 2005-08 SDFP submission to CS. Site to be sourced. Mixed use with 4 Wheelchair homes. Identified need to be identified through LHS.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost	Comments
TBI	TBD	Hanover HA	20	May 2006	July 2007	£1,900,000	Hanover HA has included a project in 2005-08 SDFP submission to CS. Site to be sourced for very sheltered housing. Need to be identified through LHS.
TBI	TBD	Paragon HA	4	May 2006	Dec 2006	£240,000	Paragon HA has included a project in 2005-08 SDFP submission to CS.
TBI	TBD	Paragon HA	4	May 2007	Dec 2007	£240,000	Paragon HA has included a project in 2005-08 SDFP submission to CS.
Potential Project Summary Totals			295		Total	£23,498,000	

TBD = To Be Determined
TBI = To Be Identified
* = Indicative Costs



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SUMMARY

Programmed Projects	69 Units	Total Development Costs - £ 6,563,000
Proposed Projects	210 Units	Total Development Costs - £ 16,215,513
Potential Projects	295 Units	Total Development Costs - £ 23,488,000
TOTALS	574 Units	£ 46,266,513

Paul McLay
Senior Partnership Officer
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