

LOCAL STRATEGIC CONTEXT

Housing Stock Strategy – Selective Stock Disposals

Regeneration / Demolition Strategies for Priority Areas

The Council's Local Housing Strategy (page 65, paragraph 5.15) sets out proposals for a number of estate regeneration initiatives involving selective stock disposal. Areas identified for disposal tend to exhibit the following characteristics.

- Low demand
- High turnover
- Unpopular house types
- High investment needs
- Poor environmental quality
- Concentration of social exclusion

Projects currently being pursued comprise –

Craikleith Road, Grangemouth

- disposal and demolition of 72 flats,
- redevelopment of site by RSL partner to provide new social rented housing, including housing for older people,
- complementary HRA investment in retained Council stock within the estate.

Wood Street, Grangemouth

- disposal and demolition of 119 flats,
- redevelopment of site to provide mixed tenure private sector and social housing development with developer and RSL partners.
- opportunities for priority purchase arrangements and low cost home ownership to be explored.

Corbiehall, Bo'ness

- disposal of 58 flats for refurbishment for sale or market rent,
- complementary HRA investment in retained Council stock within the same area, proposals form part of wider Bo'ness Town Centre and Foreshore Regeneration Strategy.

Church Walk, Denny

- likely disposal or demolition of 76 flats and maisonettes above shops as part of Denny town centre regeneration strategy,
- developer submissions to be assessed and evaluated
- preferred developer partner to be appointed.

Options are being explored in respect of some other low demand, high cost properties with regeneration proposals likely to be implemented over the next 5 years of this delivery plan. Development proposals are under consideration in respect of –

Carron Road, Bainsford

- 66 19th century sandstone properties which are likely to fail the SHQS,
- some sold properties (under the Right to Buy) and shops included,
- levels of investment required are unlikely to satisfy ‘value for money’ criteria,
- demolition and redevelopment options are being explored.

Lomond Drive, Langlees

- 60 tenemental flats in low demand with a high number of empty properties,
- 60% void rate,
- part of the Dawson Initiative Regeneration Area,
- demolition and redevelopment options are being explored.