

APPENDIX 7b

Partnership Programme

**HOUSING PARTNERSHIP
DEVELOPMENT PROGRAMME
2007-2010**

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:

On Site: Projects that are already on site

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.

Priority 1: Projects related to demolitions of low demand stock which will provide a brownfield development site

Priority 2: Projects related to FC or private land re development opportunities that meet strategic objectives

Priority TBD: Projects where the site has still to be confirmed and therefore priority is "To be Determined (TBD)"

ON SITE DEVELOPMENTS

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost *	Comments
Inver/Birnam Court, Dawson	1	Link HA	44	February 2006	Mar 2007	£4,271,329	General needs rented accommodation (32) Wheelchair Housing (4), Shared Ownership (8). Link HA has included project in their 2007-10 SDFP submission to CS.
On Site Project Summary Totals			44		Total	£4,271,329	

PROGRAMMED DEVELOPMENTS

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost *	Comments
Craigeith Road, Grangemouth	1	Link HA	32	Jan 2007	Jan 2008	£3,393,314	Forms part of the Council's Housing Regeneration Strategy. Relocation and demolition complete. Proposed client groups and mix agreed. Link has taken possession of site from FC. Link HA has included project in their 2007-10 SDFP submission to CS. Part of Larach programme – 16 units for Paragon on a turnkey basis.
Lochside Crescent, Redding	2	Link HA	16	Feb 2007	Dec 2007	£1,639,546	Link has taken possession of site from FC. Identified need and Client Group identified through LHS. Link HA has included project in their 2007-10 SDFP submission to CS.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost *	Comments
Main Street, Avonbridge	2	Kingdom	27	2007/08	2008/09	£3,132,000	Privately owned site. Kingdom HA developing site in partnership with Mansell Partnerships. Proposed mixed use development for rent & Homestake. Kingdom HA has included 27-unit project in their 2007-10 SDFP submission to CS.
McTaggart Ave, Denny	2	Horizon HA	12	Apr 2007	Feb 2008	£1,488,667	Site declared surplus to allow Horizon to land bank by March 2007. Identified need and Client Group identified through LHS. Horizon has included project in their 2007-10 SDFP submission to CS.
Programmed Project Summary Totals			87		Total	£9,653,527	

PROPOSED DEVELOPMENTS

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost *	Comments
Wood Street, Grangemouth	1	Link Group	71	Oct 2007	Sept 2008	£7,123,361	Forms part of the Council's Housing Regeneration Strategy. All 6 blocks have been demolished. Site can facilitate a mixed use development site which includes 37 units for rent, 16 units for shared equity and 18 units for shared ownership. Link Group has included project in their 2007-10 SDFP submission to CS. Also forms part of FC's HERF bid.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost *	Comments
Lomond Drive/Sheil Gardens, Langlees	1	Link Group	32	Oct 2007	Sept 2008	£3,047,325	Forms part of the Council's Housing Regeneration Strategy. Relocation of tenants is complete with exception of 1 tenant. Demolition of 2 vacant blocks is scheduled for Feb 2007. Cleared site will provide 10 Shared Equity, 12 social rented units and 10 shared ownership affordable housing units. Link Group has included project in their 2007-10 SDFP. Also forms part of FC's HERF bid.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost *	Comments
Corbiehall, Bo'ness	1	ING Estates/ Link Wide	16	Oct 2007	May 2008	£1,650,172	Forms part of the Council's Housing Regeneration Strategy. Relocation & Acquisition of existing flats is complete. Site to be sold/transferred to preferred developer ING. Flats refurbished for sale. Shared Equity to be investigated to allow local people access to affordable housing.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost *	Comments
Mayfield Drive/Glasgow Road, Longcroft	2	Link HA	31	Feb 2007	Jan 2008	£3,088,583	Site declared surplus to allow Link to land bank part site by Mar 2007. Identified need and Client Group identified through LHS. Link HA has included project in their 2007-10 SDFP submission to CS. Acquisition of one site agreed with additional site still to be confirmed. Figures based on combined site.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost *	Comments
Kennard Street, Falkirk	2	Link HA	10	Mar 2007	Oct 2007	£1,014,986	Site declared surplus to allow Link to land bank by 2007. Identified need and Client Group identified through LHS. Link HA included project in their 2007-10 SDFP submission to CS.
Proposed Project Summary Totals			160		Total	£15,924,427	

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, Redding	2	Link HA	17	Apr 2008	Jan 2009	£1,848,090	Majority of site owned by FC. Site assembly work ongoing. Identified need and client group to be identified through LHS. Link HA has included project in their 2007-10 SDFP submission to CS.
Bridge Street, Bonnybridge	2	Link HA	30	Apr 2008	Mar 2009	£3,147,472	Privately owned site, currently utilised as a car park. 30 units for sheltered housing proposed being considered.
Links Road, Bo'ness	2	Link HA	8	Apr 2008	Feb 2009	£920,099	Privately owned site. Link HA has included a project in 2007-10 SDFP submission to CS. Suitable mix to be agreed with FC. Costs indicative at this time. 8 terraced units for social rent.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost *	Comments
School Site, Denny	2	Link HA	20	Jul 2009	Jul 2010	£2,400,967	Site owned by FC and part of site secured through Affordable Housing Policy Indicative costs at present. Mix to be agreed with FC.
Auchincloch Drive, Banknock	2	Link HA	30	Jul 2008	Jul 2009	3,150,025	Site owned by FC. Mixed use project being considered 15 units for rent and 15 for shared ownership.
Kinglass Farm, Bo'ness	2	Kingdom HA	22	2008/09	2009/10	£2,552,000	Site privately owned. Kingdom HA has included a Project in 2007-10 SDFP submission to CS. Mixed use with wheelchair and amenity units.
Falkirk Site	TBD	Kingdom HA	20	2008/09	2009/10	£2,230,000	Kingdom HA included a Project in 2007-10 SDFP submission to CS. Site to be confirmed. Identified need to be identified through LHS.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost *	Comments
Falkirk Site (rural)	TBD	Kingdom HA	12	2008/09	2009/10	£1,392,000	Kingdom HA included a project in 2007-10 SDFP submission to CS. Site to be sourced. Identified need to be identified through LHS. Current proposal for 12 units for LCHO, includes an element of amenity housing.
Site 2 - TBI	TBD	Kingdom HA	15	2008/09	2008/09	£1,740,000	Kingdom HA has included a project in 2007-10 SDFP submission to CS. Site to be sourced. Identified need to be identified through LHS.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost *	Comments
Site 3 - TBI	TBD	Kingdom HA	15	2009/10	2010/11	£1,740,000	Kingdom HA included a project in 2007-10 SDFP submission to CS. Site to be sourced. Identified need to be identified through LHS. Current proposal for 15 units for shared ownership.
Site 1 -TBI	TBD	Hanover HA	20	May 2010	Apr 2011	£2,400,000	Hanover HA included a project in 2007-10 SDFP submission to CS for very sheltered housing. Site to be sourced. Identified need to be identified through LHS.
Main Street, Polmont	2	Hanover HA	15	Jun 2008	Nov 2009	£1,500,000	Hanover HA included a project in 2007-10 SDFP submission to CS linked to redesign of Oakbank nursing home.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost *	Comments
Williamson Street, Falkirk	2	Hanover HA	30	Jun 2008	Nov 2009	£3,000,000	Hanover HA included a project in 2007-10 SDFP submission to CS. Project linked to overall master plan of Falkirk town centre.
Glenburn Road, Hallglen	2	Loretto HA	30	Jan 2008	Apr 2009	£2,992,000	Loretto HA included a project in 2007-10 SDFP submission to CS for service users with autism.
Site TBI	TBD	Loretto HA	30	Sep 2009	Dec 2010	£3,001,000	Loretto HA included a project in 2007-10 SDFP submission to CS. Site to be sourced. Special Needs – learning disability client group indicated. Identified need to be identified through LHS.

Project	Development Priority	Developing Agency	No of Units	Start Date	Completion Date	Development Cost *	Comments
King Street, Stenhousemuir	1	Key HA	7	Jan 2007	July 2007	£434,000	Key HA included a conversion project in their 2007-10 SDFP submission to CS. The conversion consists of sub dividing a shared home into 7 separate units.
Roxburgh Street	2	Ark HA	8	Jan 2010	Sep 2010	£620,000	Ark HA included a conversion project in their 2007-10. Proposal to reconfigure 10 person hostel to 8 separate units under discussion with Falkirk Council.
Potential Project Summary Totals			329		Total	£35,067,653	

TBD = To Be Determined

TBI = To Be Identified

* = Indicative Costs

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DEVELOPMENT PROGRAMME
2007-2010**

SUMMARY

On Site Projects	44 Units	Total Development Costs - £ 4,271,329
Programmed Projects	87 Units	Total Development Costs - £ 9,653,527
Proposed Projects	160 Units	Total Development Costs - £15,924,427
Potential Projects	329 Units	Total Development Costs - £ 35,067,653
TOTALS	620 Units	£ 64,916,936