

Report

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Report to:	Estates Committee
Date of Meeting:	13 December 2005
Report by:	Executive Director (Enterprise Resources)

Subject:	Proposed Disposal, Development Site, Kirktonholme Crescent, East Kilbride
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1 Purpose of Report

1.1 The purpose of the report is to:-

- ◆ advise Committee on the termination of negotiations for the proposed sale of a site for construction of a 60 bed nursing home at Kirktonholme Crescent, East Kilbride.
- ◆ to recommend to Committee that the site is offered for sale on the open market with a detailed planning brief for residential development including private sheltered housing, social rented (amenity) and low cost housing.
- ◆ note that design work is undertaken to increase the capacity of the adjacent Park and Ride facility, which will be the subject of a future report to Enterprise Resources Committee.

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) authorise the Executive Director (Enterprise Resources) to offer land at Kirktonholme Crescent, East Kilbride for sale on the open market with the benefit of a detailed planning brief for development of private sheltered housing, social rented (amenity) and low cost housing.
- (2) note that a further report on the expansion of the East Kilbride Station and Park and Ride facility will be reported to Enterprise Resources Committee at a future date.

3 Background

- 3.1 In February 2002, the Estates Sub-Committee approved recommendations to dispose of a site to Gate Healthcare Limited for development of a 60 bed nursing home, training facility and administrative offices. The Estates Committee in March 2003, also agreed the principle of selling an adjacent site to McCarthy and Stone for a retirement flat complex as part of a wider development proposal for the area.
- 3.2 In May 2005, the proposed nursing home operator Gate Healthcare advised that, with the development of other facilities in the East Kilbride area since 2002, they no longer considered it economically viable to proceed with the development on the terms previously agreed.

3.3 Legal advice confirms that the justification for dealing with Gate Healthcare was for this very specific development and the authority to enter into discussions with McCarthy Stone rested solely on the deal with Gate proceeding as outlined in the Committee Reports previously approved.

3.4 Consequently, the potential development opportunity of the site has been reassessed and this report seeks to obtain authority to offer the site on the open market.

4 Site Appraisal

4.1 Enquiries have been made to Social Work Resources and the local Health Board, both of whose statistics, in terms of overall number of nursing home bed spaces and occupancy rates, suggest that there is no need for a further nursing home facility in East Kilbride.

4.2 In discussion with Planning Services, Enterprise Resources conclude that the site remains an attractive residential development opportunity, consistent with the local plan zoning. In particular, given the site's central location close to local amenities in The Village and East Kilbride Town Centre and adjacent railway links, a development consistent with the existing outline planning consent would be favoured. This should include elements of social rented amenity housing, sheltered and affordable mainstream housing.

4.3 This view is further supported by Housing Services whose statistics demonstrate the need for additional amenity and sheltered housing stock in East Kilbride Village in particular. Housing have expressed a preference for the site to be promoted for the development of some amenity and/or sheltered housing in partnership with a local Housing Association to address identified shortages of housing for a range of care client groups.

4.4 In the interim period, the adjacent Park and Ride car park, developed by the Council in 2003 and operated by SPTE, has proven to be a very popular and well used facility and this, together with Network Rail's proposals to extend the station platform to accommodate increased capacity, warrant consideration to increase the car park capacity.

4.5 In conclusion, the previously agreed proposal is no longer a viable option for this site. However, there remains a demand for private sheltered accommodation in East Kilbride with both Planning and Housing Services supporting a development of this nature on the site of Kirktonholme Crescent. The balance of the site remains available for residential development and could accommodate a range of mainstream, amenity and/or low cost housing. The site can be marketed in order to achieve a range of Council objectives including a generation of a significant capital receipt and provision of a range of identified housing needs.

4.6 On this basis, Estates and Planning Services will prepare a marketing and development brief which will seek to obtain the best return for the Council in terms of both a capital receipt and meeting local housing needs.

5 Proposal

5.1 It is proposed that a site extending to 1.646 hectares (4.068 acres), per the attached plan, is offered for sale on the open market with a detailed planning brief requiring a development of:-

- private sheltered housing of between 40 and 60 units
- social rented (amenity) housing in tandem with low cost private housing, in partnership with a Housing Association, subject to a minimum of one third of the units being available for rent
- the exact mix and range of housing to be determined by exposure to the open market

5.2 An area of 0.227 hectares (0.562 acres), hatched on the plan, is retained by the Council for expansion of the Park and Ride facility.

6 Employee Implications

6.1 There are no personnel implications.

7 Financial Implications

7.1 It is anticipated that a capital receipt of around £1.5 million will be generated for the General Services Programme.

8 Other Implications

8.1 There are no other implications.

9 Consultation

9.1 Consultation has been undertaken with Planning Services, Housing Services and Social Work Resources.

Iain Urquhart
Executive Director (Enterprise Resources)

28 November 2005

Link(s) to Council Objectives

Managing Resources

Living in the Community

Previous References

- Estates Committee – 29 June 2004

List of Background Papers

None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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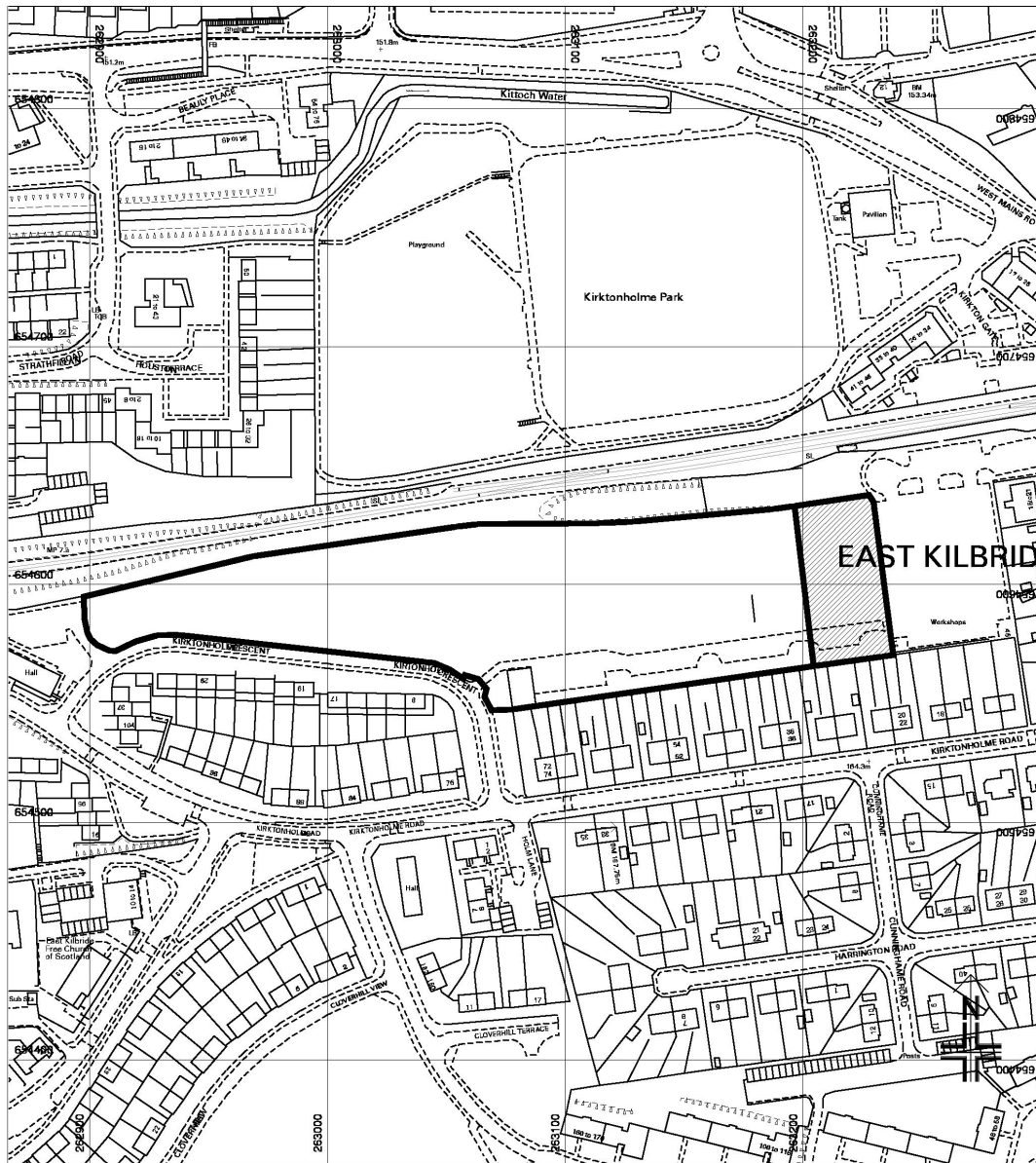
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LOCATION PLAN - For Committee Purposes Only

Kirktonholme Crescent
East Kilbride



ESTATES SERVICES



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