
NORTH AYRSHIRE COUNCIL

15 June 2021

Cabinet

Title:	HRA Estate Based Regeneration Programme (EBRP) Update
Purpose:	To provide Cabinet with an update on progress on the delivery of the HRA Estate Based Regeneration Programme (EBRP) and to seek approval for a refreshed Programme for 2021-2029.
Recommendation(s):	That Cabinet (i) notes progress on, and revisions to, the EBRP to March 2021 as noted in Appendix 1; (ii) approves in principle the updated Estate Based Regeneration Programme 2021-2029 as noted in Appendix 2; and (iii) approves the specific programmes for 2021/22 and 2022/23.

1. Executive Summary

- 1.1. In January 2019, Cabinet approved a 10-year, £10million Estate Based Regeneration Programme (EBRP) which aimed to improve Council-owned housing estates across North Ayrshire. Implementation of the specific projects in years one to three of the Programme was agreed, with an annual review to be presented to Cabinet.
- 1.2. This report provides an update on projects which were scheduled for 2019/20 and 2020/21, some of which were impacted by the COVID-19 pandemic and have still to be delivered. A revised Programme for 2021-2029 is also included, following a scoping exercise of upcoming projects scheduled for 2021/22 and 2022/23.
- 1.3. Cabinet is asked to note progress on projects scheduled for 2019/20 and 2020/21 provided at Appendix 1, approve the updated Estate Based Regeneration Programme 2021-2029 as noted in Appendix 2, and the specific projects scheduled for the current and forthcoming financial years.

2. Background

- 2.1. In January 2019, the Cabinet approved a 10-year Estate Based Regeneration Programme, representing indicative minimum investment in our stock and estates of some £10m, which is included in the Housing Revenue Account 30-year Business Plan.
- 2.2. The concept of an Estate Based Regeneration Programme was borne through an aspiration to further invest in our estates in order to address pockets of low demand stock; antisocial behaviour; external appearance; parking provision;

road and footpath condition; fencing; landscaping; and general grounds maintenance issues.

- 2.3. This approach complements the Council's ambitious housing development programme via the Strategic Housing Investment Plan 2021-2026 (SHIP). The SHIP sees a commitment to build 1,575 new Council homes by March 2026. Several projects will involve selective demolition of existing stock, which will attract further investment associated with the replacement new build provision. A total allocation of 200 units has been identified in the SHIP for that purpose.
- 2.4. The Programme was developed through a comprehensive locality-based review of our estates, incorporating condition information, local intelligence, environmental and visual audits, enquiries and complaints, and ownership details.
- 2.5. The mapping work identified a variety of potential improvements within our estates, including the need for demolition and redevelopment of low demand stock, external improvements to existing stock, additional parking provision, new fencing, new lighting and bin stores.
- 2.6. Potential improvements were subsequently assessed using the Scottish Government's 'Place Standard' tool. Projects were prioritised based on their evaluation score, complexity, and programming requirements as well as anticipated budget availability, and a programme was developed.

Progress to Date

- 2.7. Due to the COVID-19 pandemic, an annual review report was not presented to the Council's Cabinet in 2020. Therefore, progress on projects scheduled for both 2019/20 and 2020/21 is provided at Appendix 1.
- 2.8. The two large-scale improvement projects in 2019/20 - Broomlands and Castlepark, Irvine - significantly exceeded the indicative costs provided at programme inception. The indicative costs were prepared prior to the full scope of each project being agreed. However, due to costs for other projects for the 2019/20 EBRP being less than estimated, the overall programme remained within budget.
- 2.9. Total spend for the period 2019/20 was £0.744m, against provision within the Housing Revenue Account (HRA) revenue budget of £0.803m. Funding for the first year of the programme included an allocation of £0.188m from HRA reserves; the underspend therefore reduced this allocation.
- 2.10. The COVID-19 pandemic has had a significant impact on delivery of the projects scheduled for 2020/21 and 2021/22 in the EBRP. The initial national lockdown halted the construction industry and Council Officers were unable to scope projects or undertake tenant consultations initially during that period. As a result, the majority of projects planned for completion during 2020/21 have been re-programmed or are only partially completed.

- 2.11. From 2020/21 onwards the Programme has been funded through a dedicated capital budget. Total spend for the period 2020/21 was £0.137m (£0.129m in individual projects and £0.008m in surveys and consultations), against provision within the HRA capital budget of £1.020m. The underspend will be carried forward to support the reprogrammed projects.
- 2.12. A new dedicated Housing team has been established to support the delivery of the Estate Based Regeneration Programme. One of the initial objectives of the team will be to assist in co-ordinating information following scoping works for projects in future years and engaging with tenants on individual proposals.

2021-2029 Programme Revisions

- 2.13. Following development of the initial EBRP in early 2019, a Project Board was established. Remit of the group includes oversight of the scope, design, and implementation of projects, in addition to continuous review of the Programme to address emerging issues and ensure alignment with strategic objectives.
- 2.14. The following revisions have been made to the original schedule in the 2021-2029 Programme:
- The proposed regenerations of Bourtreehill Village and Fullarton, Irvine have been removed from the Programme as both are being progressed and reported through the Strategic Housing Investment Programme 2021-2026 (SHIP).
 - Identification of redevelopment options for derelict land at Fergushill Road, Kilwinning and Regeneration Project 13, Stevenston have been removed from the Programme. Both are subject to discussions with developing partners through the SHIP.
 - The budgets for parking and render improvements in the original programme have been combined to create a budget for ad-hoc minor projects. This will allow flexibility for minor estate issues to be resolved, for which project underspends can also be utilised.
 - Allocated budgets in the original programme have been revised based on the scoping information gathered to date. Larger projects have also been split over financial years where required to reflect the estimated time for acquisitions (where appropriate), procurement and consultation. Timelines have been revised on four projects from the original Programme, three of which are being brought forward.
 - The interventions in the confidential regeneration projects has been revised to 'develop regeneration plan' to allow a full scope and plan to be developed based on circumstances at the time.

Estate Based Regeneration Programme 2021-2029

- 2.15. The updated programme comprises a range of projects across localities and covers a period of eight years. It is predicated on provision within the Housing Revenue Account (HRA) capital budget of £1m per annum for each of the eight years (uninflated values), plus funds carried forward from 2020/21, totalling £8.83m.
- 2.16. A review of all proposed projects for the current and forthcoming year has been undertaken, and their indicative costs updated. The budgeted costs for the projects within the wider programme are indicative at this stage. Cabinet approval is sought for projects scheduled for 2021/22 and 2022/23. For the projects planned for 2023/24 to 2028/29 the timescales are indicative and are subject to further detailed project design and costings. Areas where there is mixed ownership will require review to ensure planned investment aligns with Guidance on the Operation of Local Authority Housing Revenue Accounts (HRAs) in Scotland.
- 2.17. In order to maximise the impact of regeneration and ensure a holistic approach is taken to improving our estates, consideration will be given to planned capital investment due in an area such as roofing, rendering, windows, external doors, kitchens and bathrooms. The solar PV retrofit programme is also being aligned to the EBRP until the renewed roofing contract is in place, which will provide 'in-line' solar PV to Council houses. Future reports to Cabinet on the programme will outline the total investment in an area from the EBRP budget, and report on spend through other budgets to complement the improvement programme.
- 2.18. The Scottish Government published their new Housing to 2040 strategy in March 2021, which will see a focus on energy efficiency upgrades and installing low carbon heating systems to decarbonise our housing stock in the coming years. Specialist support has been commissioned to undertake research on the solutions available and financial impact of achieving EESSH2 across our housing stock.
- 2.19. This review will inform future capital investment needs and identify properties where the investment required is excessive or non-viable and other solutions may be preferable, such as demolition. It will also inform future reviews of the Estate Based Regeneration Programme.
- 2.20. The investment programme will be updated annually to ensure it remains up to date and the most effective use of funding is achieved. With each annual review, Cabinet will be asked to approve the next phase of projects in the programme.
- 2.21. The regeneration project costs of £9.120m (with some projects in the final two years still to be costed) exceeds the total budget available of £8.83m (uninflated). This, however, provides flexibility to reschedule and cost future projects and address any slippage issues which may emerge.

Current Phase of the Programme (2021/22 to 2022/23)

- 2.22. There are 15 projects included in the current phase of the EBRP, some of which will conclude in future years. Programmed fencing works will run alongside these projects and contribute to the overall regeneration of our housing estates.
- 2.23. For the year 2021/22, three previously anonymised projects in the Garnock Valley locality (Regeneration Projects 4,5 and 6) have been identified and combined as a single project. Work is almost complete on decanting all residents, and demolition works will commence in late 2021.
- 2.24. Two projects planned to commence during the current phase, 'Regeneration Project 7' and 'Regeneration Project 9' are confidential at this stage. This is because they involve major regeneration and will require consultation with tenants, and potentially owner occupiers, prior to full plans being developed. In line with our approved protocol, local Elected Members will be fully briefed prior to the commencement of the consultation process.

3. Proposals

- 3.1. That Cabinet (ii) notes progress on, and revisions to, the EBRP to March 2021 as noted in Appendix 1; (ii) approves in principle the updated Estate Based Regeneration Programme 2021-2029 as noted in Appendix 2; and (iii) approves specifically the programme for 2021/22 and 2022/23.

4. Implications/Socio-economic Duty

Financial

- 4.1 Budget of £8.83m (uninflated value) has been allocated within the Housing Revenue Account 30 Year Business Plan to fund the Estate Based Regeneration Programme to 2028/29. Budget for replacement new build provision totalling 200 units through the Strategic Housing Investment Plan is also included in the Business Plan.

Human Resources

- 4.2 Implementation of the Estate Based Regeneration Programme will be met from within existing resources.

Legal

- 4.3 All projects in the Estate Based Regeneration Programme will be undertaken in line with Guidance on the Operation of Local Authority Housing Revenue Accounts (HRAs) in Scotland.

Equality/Socio-economic

- 4.4 The Estate Based Regeneration Programme will deliver improved spaces and locations in local neighbourhoods for communities and others to enjoy.

Environmental and Sustainability

- 4.5 Investment in neighbourhoods through the Estate Based Regeneration Programme will be carried out alongside measures developed to improve energy efficiency and reduce carbon emissions in our housing stock, to achieve national net zero targets. This reflects the approach set out in the Council's recently approved Environmental Sustainability & Climate Change Strategy 2021-23, which supports the Council's sustainability aspirations to become net-zero carbon by 2030, become a climate resilient local authority and support enhanced biodiversity across North Ayrshire.

Key Priorities

- 4.6 The Estate Based Regeneration Programme aligns with the Council Plan strategic priorities 'Active and strong communities' Affordable, modern and well-designed homes that meets residents' needs' and 'Vibrant, welcoming and attractive places'.

Community Wealth Building

- 4.7 North Ayrshire Council has integrated local economic development into all policy decisions as part of the Community Wealth Building ethos. As part of the procurement process to identify contractors for works, there will be a requirement for them to deliver agreed community benefits.

5. Consultation

- 5.1 Consultees at inception of the Estate Based Regeneration Programme included housing professionals, corporate colleagues from across the Council, Health and Social Care Partnership and Police Scotland. Consultation will continue to be undertaken with the relevant partners, as well as tenants and residents, as projects develop.

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For further information please contact **Jacqueline Cameron, Senior Manager (Housing Strategy & Development)**, on **01294 485652**.

Background Papers

None

Estate Based Regeneration Programme

Progress on projects scheduled for completion in 2019/20 and 2020/21

Project	Indicative cost reported to Cabinet Jan 2019	Actual Spend	Proposed interventions	Progress
2019/20 Projects				
Broomlands area, Irvine	£188,000	£273,624	Increase parking and grounds maintenance to replace poor condition shrubbery which attracts litter with turf to give the area a more open and tidy appearance.	380 additional parking spaces were created and landscaped around parking areas.
Highfield Street, Kilwinning	£81,000	£5,779	Remedial works to retaining wall along the street frontage.	Scope of works was reviewed due to roads and footpaths being out with scope of HRA spend.
Woodburn Road, Beith	£4,000	£0	Fencing improvements	Fencing improvements for tenants who wished it were previously completed through the HRA fencing programme.
Moorburn Road, Largs	£77,000	£15,260	Hard landscaping at rear of amenity properties and fencing improvements	Complete. Cost was significantly less than the identified budget.
Kilmahew Street, Ardrossan	£77,000	£4,387	Landscaping of rear gardens, fencing, painting closes and tidying of front entrances	Complete. Cost was significantly less than the identified budget.
Castlepark area, Irvine	£100,000	£245,590	Increase parking provision (minimum 150 new spaces). Works planned for year 2 have been brought forward to year 1.	Works planned for both 2019/20 and 2020/21 were complete by March 2020 (total budget was £200,000 over the two years). 125 additional parking spaces were created and landscaping undertaken around parking areas.
Bourtreehill area, Irvine	£0	£50,680	Included in 2019-2020 for Streetscene work required to Bourtreehill.	Landscaping around parking areas was undertaken. This had been previously intended to be undertaken

Project	Indicative cost reported to Cabinet Jan 2019	Actual Spend	Proposed interventions	Progress
				during 2018-2019 but was delayed due to the seasonal nature of the work.
Parking Improvements	£25,000	£16,226	Small ad-hoc parking issues.	An additional 12 spaces were created at Canal Crescent, Stevenston.
Render Patching	£10,000	£0	Small ad-hoc rendering.	No patching works were identified during 2019/20.
Sub-divisional Fencing	£150,000	£132,437	Fencing programme to support the EBRP.	Sub-divisional fencing was installed in Donaldson Avenue, Stevenston and Barrie Terrace, Ardrossan, including removal of previous fencing and shrubbery.
TOTAL	£712,000	£743,983		
2020/21 Projects				
Bimson Place, Irvine	£15,000	£0	Rationalise tenant garden layouts where possible and install sub-divisional fencing.	Currently being scoped, with consultation due to commence during 2021/22. Budget has been increased in revised Programme following initial scoping.
Glass Fronted Closes, Irvine	£380,000	£0	Upgrade close screens at nine Irvine locations	Currently being scoped. Works will commence during 2021/22.
Corsehill Parking, Kilwinning	£27,500	£17,229	Redevelop derelict ground for parking provision	Complete. 7 parking spaces were created and perimeter fencing installed.

Project	Indicative cost reported to Cabinet Jan 2019	Actual Spend	Proposed interventions	Progress
Dirrans, Kilwinning	£295,000	£0	Upgrade fencing, provide in-curtilage parking for tenants where feasible, streetscape improvements	Currently being scoped and will be completed during 2021/22. Budget has been decreased in revised Programme following initial scoping.
Burns Terrace and Chapelhill, Ardrossan	£213,000	£109,651	Increase parking provision including use of under-utilised amenity areas, and upgrade fencing	Two projects pulled together from previous programme (Burns Terrace from 2020/21 and Chapelhill 2023/24) given the proximity and to provide economies of scale. Works have commenced, with 63 additional parking spaces provided and c.300m2 resurfacing undertaken. Project will complete in 2021/22 with a revised budget of £70,000 to reflect outstanding works.
McNay Crescent, Saltcoats	£40,000	£0	Extend rear gardens to encompass surplus land	Following scoping, the project has been amended to involve landscaping the surplus land and budget reduced to reflect this. Works due to complete in 2021/22.
Regeneration Project 13, Stevenston	£77,000	£0	Buy back owner-occupied unit and redevelop derelict development site through SHIP	This project focused on two derelict sites in the area, one of which has been sold and the other will be discussed with developing partners through the SHIP. The project has, therefore, been removed from the programme.
Parking Improvements	£25,000	£0	Small ad-hoc parking issues.	No additional parking improvements were undertaken during 2020/21.
Render Patching	£10,000	£0	Small ad-hoc parking issues.	No patching works were identified during 2020/21.
Sub-divisional Fencing	£150,000	£0	Programme of fencing	Fencing installed during 2020/21 was carried out through planned maintenance budgets, with total spend of £178,704.

Project	Indicative cost reported to Cabinet Jan 2019	Actual Spend	Proposed interventions	Progress
Kilmahew Street, Ardrossan	£0	£2,274	Landscaping of rear gardens, fencing, painting closes and tidying of front entrances	Residual works for the Kilmahew Street Project paid in 2020/21.
TOTAL	£1,232,500	£129,154		

Estate Based Regeneration Programme 2021-2029

Project Name	Locality	Town	Letting Area	Street	SIMD Decile	Issue	Interventions	No of Properties	No of Tenants	% of Tenants	Town/Village Centre	2021/22 (£000)	2022/23 (£000)	2023/24 (£000)	2024/25 (£000)	2025/26 (£000)	2026/27 (£000)	2027/28 (£000)	2028/29 ONWARDS (£000)
Irvine Locality																			
Bimson Place	IR	Irvine	HARB	Bimson Place	1	Rear garden sub-division issues	Rationalise tenant garden layouts where possible and install sub-divisional fencing.	12	6	50%		£50,000							
Burns Street	IR	Irvine	IRVC	Burns St	1	Low demand flatted blocks	Consider options for improving appearance and addressing low demand stock	14	10	71%	✓	£200,000		£100,000					
Glass Fronted Closes, Irvine	IR	Irvine	IRVN	Glass fronted closes throughout area	2	Unattractive and rotting glass fronted close screens	Upgrade close screens at nine Irvine locations	36	36	100%		£200,000	£180,000						
Regeneration Project 1	IR	Irvine	'	Confidential	1	Low demand stock	Develop regeneration plan	TBC	TBC	TBC		TBC							
Regeneration Project 2	IR	Irvine	'	Confidential	1	Low demand stock	Develop regeneration plan	TBC	TBC	TBC	✓	TBC							
Kilwinning Locality																			
Dirrans area	KW	Kilwinning	DIRN	Dirrans, Bartonholm & Ninians Terrace, Seymour Avenue, Smith Crescent	2	Streetscape issues, quality of fencing	Upgrade fencing, provide in curtilage parking for tenants where feasible, streetscape improvements	192	91	47%		£130,000							
Fergushill Road Flats	KW	Kilwinning	CHIL	Fergushill Rd (flats)	1	Low demand flatted blocks, streetscape issues, anti-social behaviour issues	Identify programme of improvements, including render, lighting, bin stores and increased parking, where possible given ownership ratio.	28	20	71%		£295,000		£200,000					
Hazelgrove	KW	Kilwinning	CHIL	Hazelgrove	3	Insufficient parking, roads and footpath condition issues	Improve parking provision and road and footpath condition, where possible given ownership ratio.	106	26	25%		£50,000							
Town Centre Flats (East), Kilwinning	KW	Kilwinnin	KWTC	Church Street	2	Difficult to let flatted blocks, streetscape issues, anti-social behaviour issues	Identify programme of improvements, including render, lighting, bin stores and increased parking where possible given ownership ratio.	22	16	73%	✓					£400,000	£464,500		
Town Centre Flats (West), Kilwinning	KW	Kilwinning	KWTC	Byres Road and Claremont Crescent	1	Difficult to let flatted blocks, streetscape issues, anti-social behaviour issues	Identify programme of improvements, including render, lighting, bin stores and increased parking where possible given ownership ratio.	51	34	67%	✓					£400,000	£295,000		

Garnock Valley Locality														
Barrmill														
Regeneration Project 3	GV	Barrmill	BML	Confidential	6	Low demand stock	Develop regeneration plan	38	24	63%		TBC		
Beith														
Garnock Valley Regeneration (Formerly Regeneration Projects 4,5 & 6)	GV	GV	GV	Acacia Drive, Baidland Avenue, Laburnum Avenue, Newhouse Drive	2	Four streets with low demand flatted properties	Re-house tenants, demolish flats, redevelop through SHIP where appropriate, provide additional parking and landscape where appropriate	48	48	100%		£297,000	£198,000	
North Coast Locality														
Fairlie														
Keppenburn Avenue	NC	Fairlie	FRLI	Keppenburn (garage site)	4	Under-occupied garage sites, insufficient parking	Maximise parking and upgrade fencing where possible given ownership ratio.	84	24	29%		£45,000		
Pier Crescent	NC	Fairlie	FRLI	Pier Crescent	4	Insufficient parking	Maximise parking	6	6	100%		£20,000		
Largs														
Royal Avenue / Holehouse Court	NC	Largs	LARG	Royal Avenue/Holehouse Road	4	Insufficient parking, fencing issues, mixed ownership blocks with poor physical appearance	Identify programme of improvements, including render, lighting, bin stores and increased parking where possible given ownership ratio.	78	39	50%		£300,000		
Skelmorlie														
Skelmorlie Parking	NC	Skelmorlie	SKML	Innes Park Rd	5	Insufficient parking	Maximise parking and upgrade fencing	127	30	24%		£70,000		
West Kilbride														
Simson Avenue	NC	West Kilbride	WKIL	Simson Ave	2	Under-occupied garage sites, insufficient parking, access to refuse area	Maximise parking, upgrade fencing and consider options for bin storage	76	52	68%		£65,000		
Three Towns Locality														
Ardrossan														
Burns Terrace & Chapelhill Mount	3T	Ardrossan	ADSS	Burns Terrace	2	Insufficient parking and fencing	Complete outstanding works from 2020/21 project, including maximise parking and upgrade fencing	223	107	48%		£70,000		
Regeneration Project 7	3T	Ardrossan	-	Confidential	2	Low demand flats above retail units, parking, fencing	Develop regeneration plan	TBC	TBC	TBC	✓	£47,500	£200,000	

Regeneration Project 8	3T	Ardrossan	-	Confidential	1	Low demand flats above retail units, parking, fencing	Develop regeneration plan	TBC	TBC	TBC	✓	£185,000							£300,000
Regeneration Project 9	3T	Ardrossan	-	Confidential	1	Low demand flats	Develop regeneration plan	TBC	TBC	TBC		£125,000	£125,000						
Stanley Road	3T	Ardrossan	ADSS	Stanley Rd	2	Insufficient parking, poor fencing	Upgrade fencing (parking has been maximised on HRA owned ground)	103	33	32%		£45,000							
Saltcoats																			
Regeneration Project 10	3T	Saltcoats	-	Confidential	1	Blocks of low demand flats with anti-social behaviour issues	Develop regeneration plan	TBC	TBC	TBC		£500,000							£693,500
Regeneration Project 11	3T	Saltcoats	-	Confidential	1	Block of low demand flats with anti-social behaviour issues	Develop regeneration plan	TBC	TBC	TBC		£187,000							
Regeneration Project 12	3T	Saltcoats	-	Confidential	2	Blocks of low demand flats, flats with retail units on ground floor	Develop regeneration plan	TBC	TBC	TBC		£342,500							£400,000
McNay Crescent	3T	Saltcoats	NHRD	McNay Cres	2	Inaccessible area of land to rear of properties	Landscape area to improve appearance and minimise maintenance	16	8	50%		£20,000							
Stevenston																			
Regeneration Project 14	3T	Stevenston	-	Confidential	1	Low demand flats, streetscape issues	Develop regeneration plan	TBC	TBC	TBC		£150,000	£150,000	£140,000					
Regeneration Project 15	3T	Stevenston	-	Confidential	2	Low demand stock, flats with retail units on the ground floor, anti-social behaviour issues, lack of amenity space	Develop regeneration plan	TBC	TBC	TBC		TBC							
All Areas																			
Ad hoc projects	All	All	All	Various	n/a	Various small scale estate based issues	Smaller scale improvement projects identified outwith the wider programme.	-	-	TBC		£35,000	£35,000	£35,000	£35,000	£35,000	£35,000	£35,000	
Fencing	All	All	All	Various	n/a	Estate management issues and poor visual appearance through lack of fencing.	Programme of fencing improvements to complement the EBRP.	-	-	TBC		£150,000	£150,000	£150,000	£150,000	£150,000	£150,000	£150,000	
*All figures are uninflated values										Total pa		£1,337,000	£1,445,500	£1,360,000	£1,484,500	£1,280,000	£1,149,500	£878,500	£185,000
																		Projects total	£9,120,000
																		Budget total	£8,883,000