

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing Environmental and Economic Development

Housing, Environment and Economic Development Committee: 2 September 2009

Subject: Cordale Housing Association - Proposed Acquisition of Kippen Dairy Site

1. Purpose

- 1.1** This report advises the committee of progress on issues relating to the sale of the Kippen Dairy site to Cordale Housing Association.

2. Background

- 2.1.1** Council considered a report on the development of the Kippen Dairy site at its meeting held on 25 March 2009, which included an options appraisal prepared by the Arneil Johnston consultancy. Council agreed that a report be submitted to the September meeting of the committee regarding outstanding title issues relating to this site.

2.2 It also agreed that:

- the Kippen Dairy site should be developed by Cordale Housing Association, with full involvement of local community groups, tenants, residents and other stakeholders;
- on completion of the above work, negotiations will take place between the Council and Cordale Housing Association, regarding the sale of the site as outlined in option 3 and a report will be brought to Council as soon as practicable, but no later than December 2009;
- monthly progress reports will be issued to members in the form of briefing notes; and
- a formal Head of Terms agreement between the Council and Cordale should be developed

3. Main Issues

- 3.2** Following the Council decision in March structures were introduced to drive forward the decision of the Council through effective cross departmental working internally, underpinned by a robust commitment to partnership working by the Executive Director of Housing, Environmental and Economic Development and the Director of Cordale Housing Association.

This approach has facilitated not only significant progress in delivery of this project but improved relationships generally between the Council and Cordale Housing Association which it is anticipated will provide the foundation for a sustained productive relationship which will benefit the communities of West Dunbartonshire.

3.2 Progress on the decisions of Council is as follows:

Outstanding Title Issues

- 3.2.1** A formal approach has been made to the solicitors of the Telfer Smollett Estate, to acquire their land within the boundary of the Kippen Dairy site and a response is awaited.

Sale of Site to Cordale Housing Association

- 3.2.2** The sale of the site to Cordale Housing Association will occur following the receipt of detailed planning consent for residential development, in accordance with the Development Brief.

Monthly Progress Reports to Members

- 3.2.3** Three briefing notes have been distributed to all Members.

Heads of Terms Agreement

- 3.2.4** A draft Heads of Terms Agreement was prepared by Legal Services and thereafter the solicitors acting for Cordale Housing Association provided revisions to this document. Further revisions were agreed by council officers and these were conveyed by Legal Services to the Association's solicitors at the beginning of August 2009 and a response is awaited.

Development Brief

- 3.2.5** A comprehensive Development Brief for the Kippen Dairy site and extending over part of the adjoining Alexander Street area has been prepared by the Council and agreed with Cordale Housing Association. The Association will now move to commissioning a feasibility study based on the Development Brief.

Involvement of Community Groups

- 3.2.6** An initial meeting with the Central Alexandria Tenants and Residents Association took place, with the Association giving its general support for the approach being taken by the Council and Cordale Housing Association.

Public consultation will be part of the feasibility study process when architects begin to apply the development brief.

4. Personnel Issues

4.1 There are no personnel issues

5. Financial Implications

5.1 There are no financial implications at this time.

6. Risk Analysis

6.1 There is a risk of delay in Cordale Housing Association acquiring the site, if title issues remain unresolved. However if over the coming few weeks progress remains limited discussions will take place with Cordale to discuss and agree a strategy to secure the site as timeously as possible.

7. Conclusions and Officers' Recommendations

7.1 There has been significant progress in taking forward the vision for the Kippen Dairy site with the completion of the development brief, the Heads of Terms being at an advanced stage and community support being established. Whilst every effort has been made to progress the resolution of title issues, officers cannot control the pace of this activity but will take action to respond to any communication received from the solicitors of the Telfer Smollett Estate.

7.2 The Committee is asked to note this report.

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Executive Director of Housing, Environmental and Economic Development

Date: 11 August 2009

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Appendices: None

Background Papers: Council 25 March 2009: Cordale Housing Association - Proposed Acquisition of Kippen Dairy Site

Ward Affected: Ward 2