



**Rural Stirling**  
HOUSING ASSOCIATION

**Proposed New Build Development Lampson Road, Killearn**

**Killearn Community Council 26<sup>th</sup> June 2019**

## **1.0 Purpose**

1.1 The purpose of this briefing is to provide the Killearn Community Council with some background information on our plans for proposed new homes in Killearn and to outline our approach to consultation and engagement with the community.

## **1.2 Site Location and number of units**

The Site Location Plan is attached as Appendix 1. Planning have confirmed that the site can be developed for 12 new affordable homes. Our proposals are at a very early stage and we do not as yet have a confirmed layout, housing mix or house types.

## **2.0 Fit with our Business Plan and Strategic Objectives**

2.1 The development aligns with our corporate objectives and priorities in terms of delivering high quality affordable homes.

2.2 The development is included in Stirling Council's Strategic Housing Investment Plan and has the support of the Scottish Government. We have received grant funding in the form of Housing Association Grant (HAG) from the Scottish Government to fund the site acquisition and feasibility work.

## **3.0 Housing Need and Demand**

3.1 We currently have 33 applicants with a local connection to Killearn. Housing need has also been evidenced by the Association following the recent allocation process for the completed development in Blairessan, Killearn. The house mix is yet to be determined by the Association. However, we do not foresee any difficulty in terms of allocation of new affordable housing in this location.

## **4.0 Allocations**

4.1 The new homes will be allocated in accordance with our Allocations Policy details of which can be found by visiting our website [www.rsha.org.uk](http://www.rsha.org.uk)

4.2 Where a local need can be demonstrated for new build properties we can adopt a Local Lettings Initiative (LLI) which gives priority to applicants who have a need to or live within the local area.

## **5.0 Community Consultation and Engagement**

5.1 Our approach is to work with and involve the local community as early as possible in the development of new homes. We understand and appreciate that there was strong resistance and objection to the development of the site at outline planning stage. We hope that by engaging with the community at an early stage and by listening and responding to feedback we can address community concerns as our proposals develop.

5.2 We have in the past set up **Community Panels** to act as sounding boards for the design and development of new build projects and would be keen to set up a community

panel for this particular development. If you would be interested in getting involved please contact Donna Birrell at [donna@rsha.org.uk](mailto:donna@rsha.org.uk)

## **6.0 Feasibility Work**

6.1 Detailed feasibility work will be progressed subject to the required approvals. Should the site be considered undeliverable, a buy back provision that has been included in the legal agreement will be enforced. We will recover the purchase price and return the site to the seller.

## **7.0 Procurement**

7.1 On completion of the feasibility work, the association will be able to proceed with either the selection of a design and build contractor to negotiate a tender with, or the appointment of a design team to progress detailed design in preparation for a traditional tender exercise for the selection of a contractor. Procurement will be in line with the association's approved Policy for the Sustainable Procurement of Goods, Services and Works.

## **8.0 Community Benefits**

8.1 It is anticipated that the works cost will be in the region of £1.4M and, on this basis, there is no regulatory requirement for community benefit clauses in the procurement. However, we will encourage the provision of Community Benefits in line with our procurement policy. We will work with the local community to identify community benefit priorities.

## **9.0 Timescales/Programme and Next Steps**

9.1 **The outline programme is summarised below;**

Site Acquisition:	March 2019
Feasibility Study:	April to June 2019
Design Team Appointment:	August 2019
Detailed Design/Consents:	November 2019
Contractor Selection:	January – March 2020
Site Start:	June/July 2020
Completion	July 2021

## **10.0 Key Contact Information**

10.1 Key contacts for this development;

Donna Birrell

CEO

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Gregor Cameron

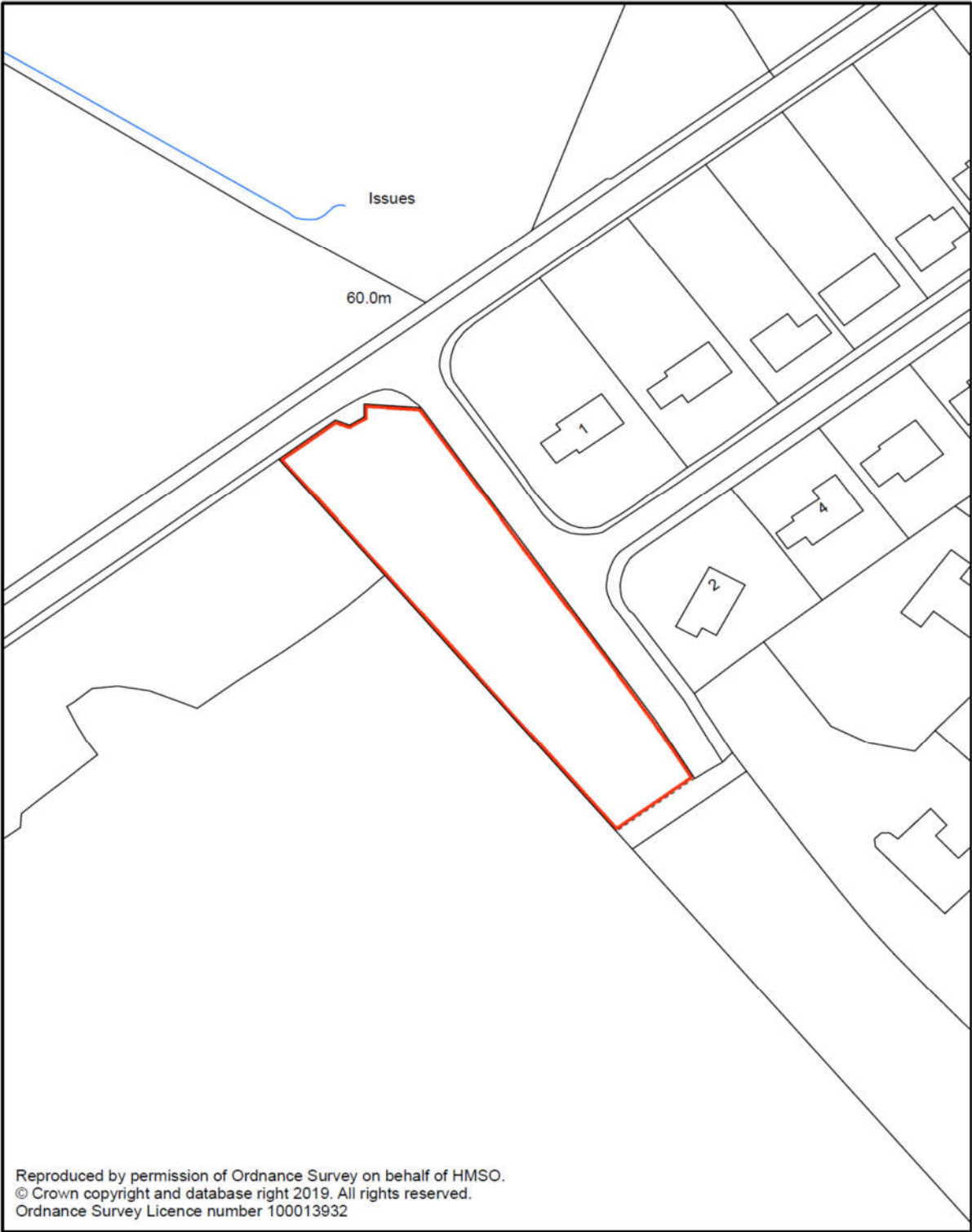
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**Appendix 1: Site Location Plan**



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