

APPENDIX 1: ANGUS COUNCIL NEW BUILD PROGRAMME 2011/12 – 2015/16

Introduction

In 2011, the Council commenced an ambitious programme new build programme. Between 2011 and 2016, 178 new Council homes have been completed, with a further 85 in progress. The programme supports the vision of the Local Housing Strategy (LHS) 2012-17 to 'create places people are proud to call home'. As well as increasing supply of good quality, affordable housing in Angus the new build programme has supported jobs in the construction sector, improved neighbourhoods and contributed to better planning for place.

Investment

To date the Council has invested around £19m from the HRA Capital Expenditure Plan to deliver the new build programme. The programme has also been supported by around £7m of Scottish Government grant funding. An additional £2m has been levered into the programme from other sources including the Affordable Housing Account and other grant funding. This means a total of almost £27m has been invested in developing much needed affordable homes in Angus.

Energy Efficient Safe Housing

The Council builds its housing to a very high standard. New build homes are well insulated to minimise the environmental impact and keep heating costs down. Wherever possible homes are built to the 'Greener' energy efficiency standard. In order to meet the standard, homes must meet Section 7, Silver Level of the 2011 Building Regulations in relations to both carbon dioxide emissions and energy for space heating.

Sprinkler systems are provided in every property as part of a commitment by Angus Council and the Fire Service to increase domestic fire safety in Angus.

Completed Developments 2011/12 – 2015/16

Project	Units	Completed
Kinloch Street, Carnoustie	10	2011
Laird Street, Monifieth	2	2011
Harry Farmer Close, Arbroath	11	2011
Kinloch Court, Carnoustie	28	2012
Frank Ellis Close, Inveraldie	5	2012
Noran Avenue, Arbroath (Phase 1)	11	2013
Marywell Gardens, Kirriemuir	5	2013
Ferrier Fields, Kirriemuir	5	2013
Wirren Gardens, Montrose	45	2013
Newmonthill, Forfar	18	2014
Fairways Garage, Carnoustie	3	2014
Rose Street, Carnoustie	2	2015
Noran Avenue, Arbroath (Phase 2)	7	2015
Camus House, Carnoustie	11	2015
Millgate Loan, Arborath	12	2015
Grange Road, Monifieth	2	2015
Mary Countess Way, Glamis	1	2016
Total	178	

Kinloch Street, Carnoustie

The first new build Council homes in over a decade were developed at Kinloch Street, Carnoustie. Ten three and four bedrooms homes were developed. The Council invested over £1m in the development which was also supported by Scottish Government grant funding of over £500k.



Photo. New homes at Kinloch Street, Carnoustie

Kinloch Court, Carnoustie

Following on from the development of ten new family homes, the Council undertook an exciting new development for older people located in the heart of Carnoustie. The complex was designed to provide an integrated layout encompassing a care centre and state of the art supported housing.



Photo. Supported housing complex at Kinloch Court, Carnoustie

Frank Ellis Close, Inveraldie

The first new rural Council homes for 40 years were developed in Inveraldie near Tealing in 2012/13 on a brownfield site. A total of five new homes were developed, two three-bedroom semis and three two-bedroom terraced properties.



Photo. Two-bedroom terrace houses at Inveraldie

Marywell Gardens, Kirriemuir

Continuing the rationale to take out low demand and unpopular flats which had been built in the wrong location in the 1960's, 3 blocks were demolished in Marywell Gardens and replaced with 5 homes much more in keeping with the surrounding 2 storey houses.



Photo. Keys handed to a new tenant at Marywell Gardens by Council Leader Cllr Iain Gaul and Vice Convener of the Communities Committee, Cllr Jeanette Gaul, supported by Cllr Ronnie Proctor.

Wirren Gardens, Montrose

The largest development completed by the Council to date has been Wirren Gardens in Montrose. Delivered in two phases, a total of 45 homes were developed providing much needed homes.



Photo. New tenants enjoying their outside space at Wirren Gardens, Montrose

Newmonthill, Forfar

Newmonthill was an ambitious project to demolish five unoccupied blocks of flats and replace them with new open plan town houses providing family accommodation and wheelchair accessible housing. The Council invested £2.4m in the development which was supported by £495k of Scottish Government funding.



Photo. New homes at Newmonthill, Forfar

Camus Crescent, Carnoustie

A total of 16 new homes were built at Camus Crescent, Carnoustie. 11 for Council rent and five in partnership with Homes for Heroes, who provide housing for armed forces veterans in Scotland.



Photo. New homes at Camus Crescent, Carnoustie

CURRENT AND SCHEDULED DEVELOPMENTS

The Council continues to drive forward its new build programme with 83 homes currently or soon to be on site. These include high profile projects at the Abbey Quarter site close to Arbroath Abbey, and the conversion of iconic Chapelpark School in Forfar, demonstrating the Council's commitment to delivering regeneration projects which have wider community benefits and foster pride in place.

Projects on site	Units	Expected Completion
Eastgate, Friockheim	3	2016
Chapelpark, Forfar	29	2017
Viewmount, Forfar	11	2018
Abbey Quarter, Arbroath	40	2019

Eastgate, Friockheim

Three new affordable homes for rent, along with measures to help facilitate the conversion of the former Eastgate Resource centre by Friockhub into a community facility, which will provide business units for rent, a fitness suite, sports hall and meeting rooms



Photo. Former Housing Minister, Margaret Burgess, and Communities Committee Convener, Cllr Donald Morrison, visit the development site at Eastgate Friockheim

Chapelark, Forfar

Located within Forfar town centre, the former Chapelark School is a listed building. It is being redeveloped into 29 homes comprising 18 one-bedroom flats, 6 two-bedroom flats, 1 three-bedroom flat and 4 five-bedroom townhouses.



Visual Impression of the new development at Chapelark, Forfar

Viewmount, Forfar

34 low demand Council flats at Viewmount which were no longer fit for purpose have been demolished, and the site will be redeveloped to provide 11 new low-rise Council homes for tenants with general and particular needs. Improved access to the local Reid and Steele Parks is incorporated into the design.



Visual Impression of the new development at Viewmount, Forfar

Abbey Quarter, Arbroath

Situated in a prominent location in front of Arbroath Abbey, five unpopular blocks of flats were demolished to make way for 40 new low-rise homes. The new design is sympathetic to its historic surroundings and will act as a gateway to the town centre.



Visual Impression of the new development at Abbey Quarter, Arbroath