

REPORT TO: HOUSING COMMITTEE - 15 JANUARY 2007

REPORT ON: DEMOLITION OF 65 AND 67 SUMMERFIELD GARDENS,
WHITFIELD AND 119 LOCK UP GARAGES AT
MENZIESHILL MSD AND CRAIGOWAN ROAD,
CHARLESTON

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 13-2007

1. PURPOSE OF REPORT

- 1.1. To seek approval for the demolition of the house at 65 Summerfield Gardens and the former sheltered lounge at 67 Summerfield Gardens.
- 1.2. To seek approval for the demolition of the 119 lock-up garages listed in Appendix 1.

2. RECOMMENDATIONS

It is recommended:

- 2.1. The house at 65 Summerfield Gardens and the former sheltered lounge at 67 Summerfield Gardens are demolished.
- 2.2. The lock-up garages listed in Appendix 1 are demolished.
- 2.3. Limited post demolition treatment works be undertaken, if required, to ensure that the sites are rendered safe and have minimal ongoing maintenance costs. Future use of sites will be considered as part of regeneration initiatives as appropriate.
- 2.4. The City Engineer is remitted to include the demolition of the properties in an existing demolition contract.

3. FINANCIAL IMPLICATIONS

- 3.1. The cost of demolition and associated works is estimated at £45,000 and will be met from allowances to be made in the Capital Estimates for 2006/2007.
- 3.2. Should allowances not be incurred for 3.1 in the year stated, allowances will be made in subsequent Capital Estimates.

4. LOCAL AGENDA 21 IMPLICATIONS

- 4.1. Local needs are met locally.

- 4.2. Unwanted and structurally poor buildings will be removed.
- 4.3. Removal of vacant and derelict buildings will provide an opportunity to enhance immediate environmental conditions for the betterment of residents.

5. **EQUAL OPPORTUNITIES**

- 5.1. A commitment is made to involving and consulting communities and neighbours on all issues which will affect them.

6. **BACKGROUND**

6.1. **65 and 67 Summerfield Gardens**

- 6.1.1. The sheltered complex at 67 Summerfield Gardens served the sheltered tenants residing in Summerfield Gardens and Summerfield Terrace. With the decision to declare these houses surplus, and their subsequent demolition, the complex was closed.
- 6.1.2. The complex has been extensively vandalised and the cost of repair is prohibitive.
- 6.1.3. The house at 65 Summerfield Gardens is attached to the complex building and the cost of retention, after removal of complex, is estimated at £25,000. This is considered prohibitive.

6.2. **Menziesshill**

- 6.2.1. The Housing Committee on 18 April 2005 took a decision to declare the multi-storeys at Menziesshill surplus.
- 6.2.2. The 105 lock-ups at Menziesshill MSD serve these properties and with the occupancy rate decreasing for the houses, the void rate for the lock-ups increases. There is no demand for the lock-ups.

6.3. **Craigowan Road, Charleston**

- 6.3.1. The 14 lock-ups have been empty for some considerable time and there is no demand for them.

Clearance of this site could provide future opportunity to extend the facilities provided by the neighbouring community centre.

7. **CONSULTATION**

- 7.1. The local Elected Members have been consulted and are in agreement.
- 7.2. The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services), Assistant Chief Executive (Community Planning), Director of Economic Development and City Engineer have been consulted.

8. **BACKGROUND PAPERS**

- 8.1. Housing Committee 23 August 2004, Building Stronger Communities - Physical Regeneration in the Council Sector (Surplus Housing at 1-63, 2-192 Summerfield Gardens and 74-156 Summerfield Terrace, Whitfield, Dundee).
- 8.2. Housing Committee 18 April 2005, Building Stronger Communities - Physical Regeneration in the Council Sector (Surplus Housing at Menzieshill).

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

20 DECEMBER, 2006

LOCK-UP GARAGES

1-19 Balgay Court

1-19 Glamis Court

1-19 Ninewells Court

1-48 Hillside Court

1-13 Craigowan Road