

**REPORT TO: HOUSING COMMITTEE – 18 APRIL 2005**

**REPORT ON: PROPOSED DEMOLITION OF 18-20 BALBEGGIE STREET DOUGLAS AND ANGUS**

**REPORT BY: DIRECTOR OF HOUSING**

**REPORT NO: 15-2005**

**1. PURPOSE OF REPORT**

- 1.1. To seek approval for the fire damaged properties at 18-20 Balbeggie Street, Douglas and Angus (Appendix 1).
- 1.2. This Report will contribute to the Corporate Plan Objective *“to improve the City’s environment through the planned improvement of stock and estates, and the removal of unwanted and structurally poor housing”*.

**2. RECOMMENDATIONS**

- 2.1. It is recommended that Committee:
- Agree to demolish 12 flats at 18-20 Balbeggie Street Douglas and Angus.
- 2.2. Remit the Director of Housing to award priority rehousing status (as detailed in Appendix II) to the remaining 11 tenants together with the statutory Home Loss payment.
- 2.3. Remit the City Engineer to prepare tenders and seek offers for the demolition and post demolition treatment at the appropriate time.
- 2.4. Remit the Director of Housing to bring forward proposals for redevelopment of the cleared site at the appropriate time.

**3. FINANCIAL IMPLICATIONS**

- 3.1. Demolition and post-demolition costs are estimated to be £55,000 (*inclusive of fees, contingencies etc*). The Council’s Risk Manager has confirmed this sum can be met in full from the Council’s Insurance Fund.

Home loss payments of £16,500 will be financed via the Council’s increased cost of working self-insured arrangements.

**4. LOCAL AGENDA 21 IMPLICATIONS**

- 4.1. This report has implications for the following Local Agenda 21 themes:
- Resources are used efficiently and waste minimised.

5. **EQUAL OPPORTUNITIES IMPLICATIONS**

None.

6. **BACKGROUND**

- 6.1. The properties at 18-20 Balbeggie Street is a block of 12 flats on 3 storeys, built in 1950 of Orlit construction.

On 1 November 2004, the block at 18-20 Balbeggie Street suffered severe fire damage. The roof structure at No 20 was consumed by fire and there is extensive smoke and water damage to the property.

The block has been made safe and 5 of the 11 remaining tenants have been temporarily rehoused by the Housing Department.

6.2. Reinstatement Costs

It is clear that reinstatement costs of £116,600 for the properties would not be financially viable in comparison with estimated demolition costs and Home Loss Payments.

It will cost a further, estimated, £156,720 to bring the properties up to the Scottish Housing Quality Standard.

7. **CONSULTATION WITH RESIDENTS**

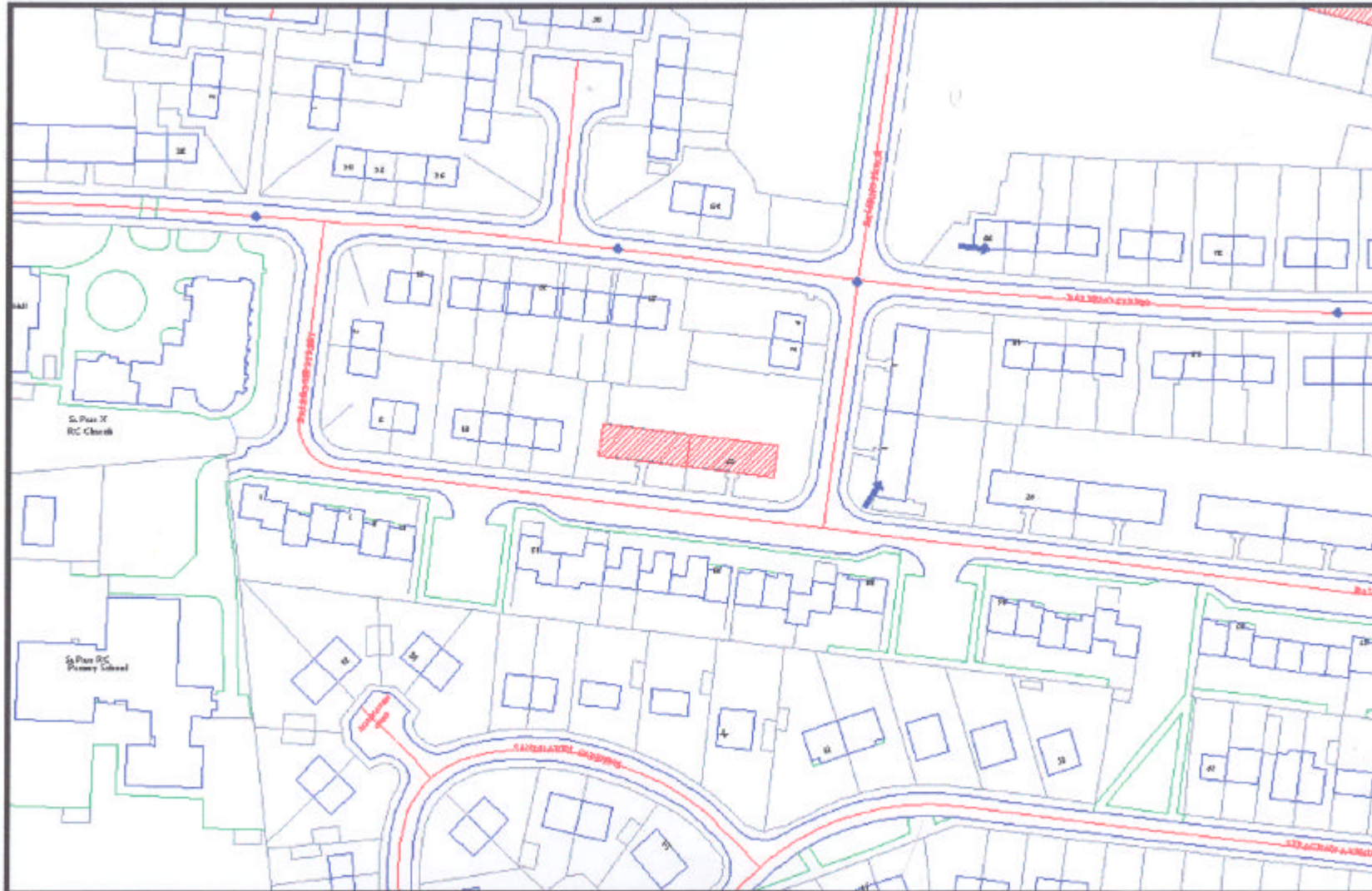
A meeting was held on Wednesday 12 January 2005 to advise tenants of the proposal to demolish:

- 8 of the current 11 tenants attended the meeting.
- 5 tenants are not in favour of demolition.
- 2 tenants unable to attend the meeting intimated that they favoured demolition.

Since this meeting a further 2 tenants have intimated that they favour demolition.

**ELAINE ZWIRLEIN**  
**DIRECTOR OF HOUSING**

APPENDIX 1



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## **REHOUSING PACKAGE FOR RESIDENTS AFFECTED BY DEMOLITION PROPOSAL**

Now that the Council has approved the demolition of your house, you will be offered another Council house which is:

- of the same size and type to your present house, unless you can show that you need a different size or type (for example, because you are overcrowded or have medical needs),
- within the same management area as your present house.

It may be that no housing suitable to your needs is available within the same management area, or expected to become available within a reasonable time. If so, you may be offered housing of a similar size and type in another area.

If you move house on a 'like to like' basis, and then want to apply for another transfer, you will keep any points you may have had before you moved due to the demolition decision. Your 'date of entry' for the purposes of another transfer will be the date you moved into the house which is being demolished.

If, however, your move as a result of the demolition decision meets your housing needs, you will not keep the points you had before moving. Your 'date of entry' for the purposes of another transfer will be the date you moved into your new house following the demolition decision.

If you have any queries, please contact the Lettings staff at your Area Office or at 3 Shore Terrace.