

REPORT TO: HOUSING COMMITTEE – 20 MARCH 2006
REPORT ON: HOUSING DEPARTMENT – MAXWELLTOWN HOUSING OFFICE
REPORT BY: DIRECTOR OF HOUSING
REPORT NO.: 214-2006

1. PURPOSE OF REPORT

- 1.1. To propose relocation of the Housing Services delivered at Maxwelltown Housing Office, 119 Hilltown, from this building which has been declared surplus for demolition, to the Central Area Housing Office, 22-24 Crichton Street.

The staffing resources would operate from the Central Office, which will continue to manage the caretakers and concierge, the ongoing rehousing of tenants of multi storeys already declared surplus in the City and continuing housing management services to those properties retained in the Hilltown area.

2. RECOMMENDATIONS

It is recommended that the Housing Committee approves the following recommendations:

- 2.1. closure of the Maxwelltown Housing Office at 31 March, 2006 and termination of the lease of the property with Economic Development Department;
- 2.2. relocation of the services and staff resources to the Central Area Housing Office.

3. FINANCIAL IMPLICATIONS

- 3.1. The closure of the Office will deliver a gross saving of approximately £8,100.
- 3.2. The savings generated by these actions will assist the Housing Department in its efforts to achieve the Scottish Housing Quality Standard.

4. LOCAL AGENDA 21 IMPLICATIONS

- 4.1. None.

5. EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1. None.

6. **BACKGROUND**

- 6.1. At its meeting of 18 October 2004, the Housing Committee approved the demolition of six multi storey blocks at Derby Street and Maxwelltown.
- 6.2. Since these decisions were taken, the Department has been rehousing the remaining tenants and this has led to a reduction in occupancy levels.

7. **MAIN TEXT**

- 7.1. The speed of rehousing the remaining tenants varies from location to location. In Central area progress has been quicker in some of these blocks than in others. As at November 2005, two of the Maxwelltown blocks are approximately 50% vacant and the rehousing process continues for the remaining tenants.
- 7.2. The lease for the property expires in September, 2006 and would not be renewed as the building has been declared surplus for demolition. The other occupant of the building has sought to relocate to alternative premises and the property could not be serviced solely by the Housing Department when they vacate due to the layout of the building.
- 7.3. Tenants would continue to receive a full housing management service from the alternative location, with staff relocated to Central Area Housing Office, in addition to the present trend of telephone contact as the preferred method of service contact.
- 7.4. Closure of the Office would generate a gross saving of approximately £8,100. This saving will assist the Housing Revenue Account meet the savings required to achieve the Scottish Housing Quality Standard.

8. **CONSULTATION**

The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and all Chief Officers have been consulted regarding the contents of this report.

9. **BACKGROUND PAPERS**

- 9.1. None.

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DIRECTOR OF HOUSING

March, 2006