

REPORT TO: HOUSING COMMITTEE – 21 AUGUST 2000

REPORT ON: HOUSING (SCOTLAND) ACT 1987  
SECTION 108 – REPAIRS NOTICE  
162-166 CLEPINGTON ROAD, DUNDEE  
61-67 PROVOST ROAD, DUNDEE

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: **310-2000**

**1. PURPOSE OF REPORT**

- 1.1** The purpose of this report is to seek approval for the service of a Repairs Notice on the property at 162-166 Clepington Road and 61-67 Provost Road, Dundee, to carry out the necessary repairs.

**2. RECOMMENDATIONS**

- 2.1** It is recommended that Committee approve the service of a Repairs Notice in terms of Section 108 Housing (Scotland) Act 1987, with a time limit of, as nearly as may be, 12 months for compliance with the terms of the Notice.
- 2.2** It is further recommended that, should owners fail to comply with the terms of the Notice the Council should instruct the work to be carried out in default and that the Director of Housing, in conjunction with the relevant departments, should appoint suitable Consultant(s) to provide the necessary professional services. Further, the appointed Consultant(s) should be authorised to invite tenders from Contractors and thereafter engage the successful Contractor to carry out the necessary repair works.
- 2.3** Should default action be implemented, the appropriate officers be instructed to authorise and arrange payments to the appointed Consultant(s) and Contractor.

**3. FINANCIAL IMPLICATIONS**

- 3.1** There is an allowance in the Non-Housing Revenue Capital Allocation for Repairs Notices. Repairs Grants of 50% of approved costs to a maximum of £7800 (£3900) are available to owners of flatted dwellings and owners of commercial premises.

The difference between the amount of grant awarded and the total cost of work will be recoverable from the owners.

**4. LOCAL AGENDA 21 IMPLICATIONS**

- 4.1** The recommendation within the Report will meet Local Agenda 21 objectives by ensuring that diversity and local distinctiveness are valued and protected. The service of this Repairs Notice will ensure that local residents are assisted to bring their homes up to a good standard of repair and, therefore, enhancing the visual image of the City.

## **5. EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1** The service of the Repairs Notice will further enhance the City Council's objectives to improve the living environment of its citizens.

## **6. MAIN TEXT**

- 6.1** The property at 162-166 Clepington Road and 61-67 Provost Road, Dundee comprises 18 flats and 4 commercial premises.

The property is situated on a main arterial road, and is in close proximity to properties which have recently been refurbished as part of the Housing Action Area programme.

The building is in a state of severe disrepair, and mutual works are now required to secure the life expectancy of the property.

The owners are presently taking steps to bring forward a contract for the work.

The service of a Repairs Notice will allow default procedures to be implemented, if necessary, to ensure the work is undertaken.

A Repairs Notice will also enable commercial premises to apply for Repairs Grant assistance (50% of £7800).

## **7. BACKGROUND PAPERS**

- 7.1** Report by Architectural Services

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

**SIGNATURE** \_\_\_\_\_

**DATE** \_\_\_\_\_