

**REPORT TO: HOUSING COMMITTEE – 17 MAY 2004**

**REPORT ON: DIRECTOR OF HOUSING**

**REPORT BY: DEMOLITION OF NUMBERS 1,7,49 AND 67 MIDMILL ROAD**

**REPORT NO: 332-2004**

**1. PURPOSE OF REPORT**

To seek approval for the demolition of 24 flat at numbers 1,7, 49 and 67 Midmill Road, Midmill Road, Mid Craigie, Dundee (See Appendix 1).

**2. RECOMMENDATIONS**

It is recommended that:

- i agree to declare surplus and demolish 24 flats at 1,7,49 and 67 Midmill Road, Mid Craigie.
- ii remit the Director of Housing to award priority rehousing status to the remaining tenants, together with the statutory Home Loss payment of £1,500 (see Appendix 2).
- iii remit the City Engineer to prepare tenders and seek offers for demolition treatment at the appropriate time.
- iv remit the Director of Housing to bring forward proposals for redevelopment, in the future, if appropriate.

**3. FINANCIAL IMPLICATIONS**

- 3.1 Demolition and post-demolition costs are estimated at £105,253.50. These costs will be met from an allowance to be made in the 2004/2005 HRA Planned Maintenance Estimates.
- 3.2 Home Loss payments of £21,000 for the remaining 14 tenants will be met from an allowance to be made in the 2004/05 HRA Planned Maintenance Estimates.
- 3.3 If rehousing is not completed during 2004/05, the appropriate allowances will be carried forward into 2005/06 Estimates.

**4. LOCAL AGENDA IMPLICATIONS**

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

**5. EQUAL OPPORTUNITIES IMPLICATIONS**

None

## **6. BACKGROUND**

**6.1** The properties at Midmill Road meet the current criteria for the identification of “at risk” housing (see Appendix 3).

**6.2** Approval of the recommendations will:

- contribute towards the reduction of surplus housing in the area.
- remove vacant and derelict properties thereby enhancing the immediate environment for the benefit of residents.

## **7. CONSULTATION**

**7.1** The remaining 14 tenants have been consulted. Tenants were sent a letter informing them of the demolition proposal and inviting them to an Open Day to discuss the proposal in more detail. An office ‘surgery’ was held on Monday 10 April 2004 at the Hub in order to inform tenants of the proposal, hear their views and measure their response. Of the 11 tenants attending the consultation event, 10 were in favour of the demolition proposal and 1 was against. Three tenants have not expressed a view.

**7.2** Although the majority of tenants are in favour of the demolition proposal this is because of dissatisfaction with the quality of housing. Several tenants said they would be happy to stay if central heating is installed. However, it is considered that central heating alone will not increase the demand for these houses and they will remain difficult to let.

**7.3** The majority of tenants expressed a desire to remain in the Mid Craigie or Linlathen areas but there is very little appropriate housing of size, type or quality available for let in these locations. Therefore, rehousing of all remaining tenants may take time to achieve.

**7.4** The local elected member has been consulted.

**7.5** The Chief Executive, Directors of Finance, Support Services, Economic Development, Planning and Transportation, Chief Corporate Planning Officer and City Engineer have been consulted.

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

**26 April 2004**





**REHOUSING PACKAGE FOR RESIDENTS AFFECTED BY DEMOLITION PROPOSAL  
HOUSING (SCOTLAND) ACT 2001**

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.

## MIDMILL ROAD, MID CRAIGIE

<u>Occupancy Rates</u>	<u>No.</u>	<u>Occupied</u>	<u>Vacant</u>	<u>% Vacant</u>
1 Midmill Road	6	4	2	33%
7 Midmill Road	6	3	3	50%
49 Midmill Road	6	4	2	33%
67 Midmill Road	6	3	3	50%
<b>Total</b>	<u>24</u>	<u>14</u>	<u>10</u>	<u>42%</u>

**Turnover Rates 14/4/03 to 14/4/04)**

1 Midmill Road	0%
7 Midmill Road	16.7%
49 Midmill Road	0%
67 Midmill Road	0%

**Demand**

1 Midmill Road	)	
7 Midmill Road	)	NIL
49 Midmill Road	)	
67 Midmill Road	)	

**Investment Requirements**

Heating and Rewire	£180,000
ECM	16,800
Roughcast	24,000
Roofs	72,000
Controlled Entry	<u>24,000</u>
	<u>£316,800</u>