

REPORT TO: HOUSING COMMITTEE – 18 JUNE 2001

**REPORT ON: DEMOLITION OF 5-10 BALERNO PLACE, DOUGLAS AND
1-36; 133-169 ABERLADY CRESCENT, WHITFIELD**

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 349-2001

1. PURPOSE

- 1.1. The purpose of this report is to seek approval for the demolition of 36 flats at numbers 5-10 (inclusive) Balerno Place, Douglas.
- 1.2. To seek approval for the demolition of 72 properties at 1-36 and 133-169 Aberlady Crescent in Whitfield.

2. RECOMMENDATIONS

2.1. 5-10 Balerno Place

It is recommended that Committee:

- 2.1.1. Agrees to declare surplus and demolish 36 flats at 5-10 Balerno Place, Douglas. (Appendix 1).
- 2.1.2. Remits the Director of Housing to award priority rehousing status to the remaining tenants together with the statutory Home Loss payment of £1,500. (Appendix 3).
- 2.1.3. Remits the Director of Planning & Transportation to prepare tenders and seek offers for demolition and post-demolition treatment at the appropriate time.
- 2.1.4. Remit the Director of Housing to bring forward to proposals for redevelopment at the appropriate time.

2.2. 1-36, 133-169 Aberlady Crescent

It is recommended that Committee:

- 2.2.1. Agree to declare surplus and demolish 72 flats at 1-36 and 133-169 Aberlady Crescent. (Appendix 2).
- 2.2.2. Remit the Director of Housing to award priority rehousing status to the remaining tenants, together with the statutory Home Loss payment of £1,500. (Appendix 3).
- 2.2.3. Remit the Director Planning and Transportation to prepare tenders and seek offers for demolition and post demolition at the appropriate time.
- 2.2.4. Remit the Director of Housing to bring forward proposals for development at the appropriate time.

3. **FINANCIAL IMPLICATIONS**

3.1. 5-10 Balerno Place

- 3.1.1. Demolition and post-demolition costs are estimated at £78,664. These costs will be met from the allowance in the 2001/2002 HRA Planned Maintenance Estimates.
- 3.1.2. Home Loss Payments of £37,500 for the remaining 25 tenants will be met from the allowance in the 2001/2002 HRA Planned Maintenance Estimates.
- 3.1.3. If full rehousing is not achieved during 2001/2002, allowances will be made in the 2002/2003 HRA Planned Maintenance Estimates.

3.2. 1-36, 133-169 Aberlady Crescent

- 3.2.1. Demolition and post demolition costs are estimated at £179,000. These costs will be met from an allowance in the 2002/2003 HRA Planned Maintenance Estimates as agreed by the Policy & Resources Committee (13 November 2000).
- 3.2.2. Home Loss payments of £31,500 for the remaining 21 residents will be met from an allowance in the 2001/2002 HRA Planned Maintenance Estimates.
- 3.2.3. Should full rehousing not be achieved during 2001/2002 allowances will be made in the 2002/2003 HRA Planned Maintenance Estimates.

4. **LOCAL AGENDA 21 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 OPPORTUNITY IMPLICATIONS**

None.

6. **CONSULTATION**

6.1. 5-10 Balerno Place

- 6.1.1. The local Elected Member has been consulted regarding this proposal and is aware of the tenants' views and this demolition proposal.
- 6.1.2. A questionnaire was sent to all tenants seeking their views regarding the future of these flats (see Appendix 4). Initially, 22 out of 28 tenants responded. All 22 who responded expressed a desire to see these properties demolished. Since sending out the survey and reporting this result to Housing Department Management Team, a further 2 tenants have returned their questionnaires and opted for demolition. On 21 May, a total of 24 tenants had voted in favour of demolition.
- 6.1.3. A tenants' meeting was held on Tuesday, 5 June at Douglas Neighbourhood Centre to present the demolition proposal. Twenty-two tenants attended the meeting and voted in favour of the proposal.

Another tenant telephoned to indicate her support. A total of 23 tenants out of 28 have supported the proposal to demolish 5-10 Balerno Place.

6.2. 1-36, 133-169 Aberlady Crescent

6.2.1. The remaining residents have been consulted and 12 of the remaining 21 residents who responded were in support of the proposal.

6.2.2. The local Elected Member has been consulted.

6.3. General Consultation

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

7. **SUMMARY**

7.1. 5-10 Balerno Place

7.1.1. A report on "Proposals for 5-10 Balerno Place" was presented to Housing Department Management Team (HDMT) on 16 May 2001. The purpose of this report was to decide whether to proceed with investment or declare the flats "at risk" of demolition.

7.1.2. After consideration of a number of factors it was decided to recommend that Committee approve the demolition of these properties. The following is a summary of these factors:

- 11 out of 36 flats are empty (30.5%).
- 24 out of 28 tenants have opted for demolition.
- Voids at 5-10 Balerno Place have risen in the last few months.
- The properties require central heating, double glazed windows, new back and front close doors, improved garden/drying green areas, close repaint and roughcast repairs. None of the tenants who responded to the survey indicated a desire to stay in their flat if all or any of these improvements were carried out.

7.2. 1-36, 133-169 Aberlady Crescent

7.2.1. The properties at 1-36 and 133-169 Aberlady Crescent meet the current criteria for the identification of "at risk" housing and were presented to the City Council's At Risk Working Group in July 1999. The properties were presented in an Agenda Note to Housing Committee on 20 October 1999, along with other properties City-wide, and consultation was to take place with the remaining residents before bringing forward proposals for demolition.

7.2.2. After consideration of a number of factors it was decided to recommend that Committee approve the demolition of these properties. The following is a summary of these factors:

- 51 out of 72 flats are empty (71%).
- 12 out of 21 tenants are in support of demolition.
- Voids have persistently been high despite attempts to relet houses.
- The properties require, over a period of time, new windows, replacement heating, rewiring and external environmental improvement works. Given the high level of voids there are no grounds to recommend such investment.

- 7.3. It is therefore recommended that the properties in this report are demolished and the remaining tenants are awarded the current rehousing package and statutory Home Loss payment of £1,500.

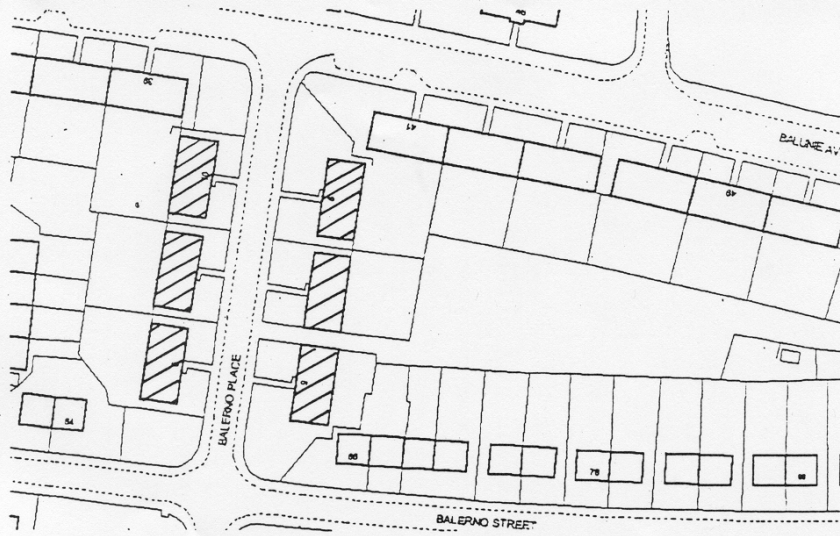
ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

SIGNED: _____

DATED: _____

APPENDIX 1

5-10 BALERNO PLACE



APPENDIX 2



REHOUSING PACKAGE FOR TENANTS AFFECTED BY DEMOLITION PROPOSALS

1. Under the House Letting Regulations currently in place, tenants will be given the following rehousing priority:
 - (i) The housing offered will be up to medium demand.
 - (ii) The offer of housing will be within the same management area as their house which is approved for demolition.
 - (iii) The offer of medium demand housing will be of a similar size and type to that which the householder is vacating unless there is a demonstrable need for housing which is of a different size or type.
 - (iv) Where no medium demand housing suitable to the needs of a household is available (or cannot be expected to become available within a reasonable timescale) within the same management area as that which is being vacated, then they may be offered medium demand housing in another management area to suit their needs. This housing will be of a similar level of demand to that which they would have been offered in their own management area.
 - (v) Households who accept a redevelopment transfer on a like to like basis (i.e. it does not meet a housing need as defined by the Letting Regulations and in a similar size and type of housing) will retain any points accrued by a valid application for rehousing submitted prior to the redevelopment transfer. Households who accept like to like transfers will also retain the date of entry to the house which is to be demolished for application of the "six year rule".
 - (vi) Households who accept a redevelopment transfer which is to housing which meets a "housing need" (as defined by the House Letting Regulations) will not retain any points accrued on an application for rehousing submitted prior to the redevelopment transfer. The date of entry to the house accepted under the redevelopment transfer will be used for application of the six year rule.
2. Tenants will be eligible for a Statutory Home Loss Payment of £1,500.

Kbs/ah/sl/hru/20

FUTURE OF 5-10 BALERNO PLACE
DOUGLAS & ANGUS

- Please show your preferred option by ticking the box alongside:

OPTION 1

Would you stay in your current house if the Council carried out the following:

EARLIEST DATE FOR INSTALLATION

- | | | |
|--------------------------------------|----------------|--------------------------|
| • Install new windows | Late 2001/2002 | |
| • Central heating | 2002/2003 | |
| • New back and front close doors | 2002/2003 | |
| • Improved garden/drying green areas | 2002/2003 | <input type="checkbox"/> |
| • Paint closes | 2002/2003 | |
| • Roughcast Repairs | 2002/2003 | |

OPTION 2

- The Council demolishes your house and offers to rehouse you.

Please Note: It is likely that you will qualify for a similar type of accommodation in Douglas, i.e. a 3/4-apt. flat.

Thank you for taking the time to make your views known to the Council.

Please return this form by **Friday, 11 May 2001** in the envelope provided.

NO STAMP IS REQUIRED.

Ar/hru/mmcd/17