

REPORT TO: Housing Committee – 21 January 2002

REPORT ON: Demolition of 1-7 and 6-10 Craigmount Avenue, Dundee, and 35 Charleston Road, Dundee and Demolition of 360 Flats at Whitfield, Quarryfield, Greenfield and Kellyfield Courts and Associated Lock-up Garages, Whitfield, Dundee.

REPORT BY: Director of Housing

REPORT NO: 35-2002

1. PURPOSE OF REPORT

- 1.1. To seek approval for the demolition of 42 properties in Craigmount Avenue, and 4 properties in Charleston Road, and to award the appropriate rehousing package to the remaining residents in Craigmount Avenue.
- 1.2. To seek approval for the demolition of 360 flats at Whitfield, Quarryfield, Greenfield and Kellyfield Courts and the associated lock-up garages at Whitfield, Quarryfield, Greenfield and Kellyfield Courts, Whitfield, Dundee.
- 1.3. Approval of this report will contribute towards the achievement of the following Corporate Plan objective:

“Tackle poor living conditions which are unpopular within communities, and take action to help residents put the heart back into their communities and provide quality housing and choice”.

2. RECOMMENDATIONS

2.1. 1-7 and 6-10 Craigmount Avenue and 35 Charleston Road

It is recommended that Committee:

- 2.1.1. Approve the demolition of 42 flats at 1-7 and 6-10 Craigmount Avenue, and 4 flats at 35 Charleston Road, (see *Appendices 1 and 1a*).
- 2.1.2. Remit the Director of Housing to award priority rehousing status to the remaining tenants as outlined in Appendix 2, together with the statutory Home Loss payment of £1,500.
- 2.1.3. Approve, in principle, the repurchase of the three owner-occupied properties, remit the Director of Economic Development to enter into negotiations with the owners on a “without prejudice” basis, and remit the Director of Housing to award the appropriate financial and rehousing package (*Appendix 3*).
- 2.1.4. Remit the City Engineer to prepare tenders and seek offers for demolition and post demolition treatment at the appropriate time.

2.2. **Whitfield, Quarryfield, Greenfield and Kellyfield Courts**

It is recommended that Committee:

- 2.2.1. Agree to declare surplus and demolish 360 flats at Whitfield, Quarryfield, Greenfield and Kellyfield Courts and the 100 lock-up garages at Whitfield Court (Nos 26-59), Quarryfield Court (Nos 1-25), Greenfield Court (Nos 72-83) and Kellyfield Court (Nos 91-119) (*Appendix 1B*).
- 2.2.2. Remit the Director of Housing to award priority rehousing status to the remaining tenants on a phased basis at the Director of Housing's discretion as outlined in 6.3. of this report, together with the statutory Home Loss payment of £1,500 (*Appendix 2*).
- 2.2.3. Remit the City Engineer to prepare tenders and seek offers for demolition and post-demolition treatment at the appropriate time.
- 2.2.4. Remit the Director of Housing to bring forward proposals for redevelopment at the appropriate time.
- 2.2.5. Authorise the Director of Housing to review the Housing Concierge Service in Whitfield in respect of the blocks to be demolished as tenants move to new properties.
- 2.2.6. Authorise the Director of Housing and Director of Personnel and Management Services to meet with the relevant Trade Unions to discuss the staffing implications for the Concierge Staff.

3. **FINANCIAL IMPLICATIONS**

3.1. **1-7 and 6-10 Craigmount Avenue and 35 Charleston Road**

- 3.1.1. Demolition and post demolition costs are estimated at £175,000 for Craigmount Avenue and £25,000 for Charleston Road. This estimate is inclusive of professional fees, contingencies, tipping costs and permanent environmental improvements to the site. Costs can be met from an allowance in the 2002/2003 HRA Planned Maintenance Estimates.
- 3.1.2. Home Loss payments for the remaining 19 tenants will amount to £28,500 which can be met from an allowance in the 2001/2002 HRA Planned Maintenance Estimates and allowances to be made in the 2002/2003 HRA Planned Maintenance Estimates.
- 3.1.3. Allowances for the repurchase of three flats, one each at Nos. 3, 7 & 8 Craigmount Avenue, and for Home Loss and Disturbance payments to the owners have been made in the 2002/2003 HRA Planned Maintenance Estimates. Specific details of these financial implications are outlined in an Agenda Note to this Committee which in on the confidential section of the Agenda.
- 3.1.4. Should allowances not be incurred for 3.1.1, 3.1.2 and 3.1.3 in the years stated, allowances will be made in subsequent HRA Planned Maintenance Estimates.

3.2. **Whitfield, Quarryfield, Greenfield and Kellyfield Courts**

- 3.2.1. Demolition and post-demolition costs are estimated at £1,619,900. These costs will be met from allowances to be made in the 2002/2003 and the 2003/2004 HRA Planned Maintenance Estimates.

3.2.2. Home Loss payments of £217,500 for the remaining 145 tenants will be met from the allowance in the 2001/2002 HRA Planned Maintenance Estimates and allowances to be made in the 2002/2003 HRA Planned Maintenance Estimates.

3.2.3. Should allowances not be incurred for 3.2.1 and 3.2.2 in the years stated, allowances will be made in subsequent HRA Planned Maintenance Estimates.

4. **LOCAL AGENDA 21 IMPLICATIONS**

4.1. Removal of vacant and derelict buildings will provide an opportunity to enhance immediate environmental conditions for the betterment of residents.

4.2. Unwanted and structurally poor housing will be removed.

5. **EQUAL OPPORTUNITIES IMPLICATIONS**

None.

6. **SUMMARY**

6.1. **1-7 and 6-10 Craigmount Avenue**

6.1.1. The properties at 1-7 and 6-10 Craigmount Avenue, and 35 Charleston Road, meet the current criteria for the identification of 'at risk' housing (*Appendix 4*).

6.1.2. It is anticipated that approval of these recommendations will contribute towards the following:

- A reduction of surplus housing in the area.
- Removal of vacant and largely derelict properties providing an opportunity to enhance immediate environment for the benefit of residents.
- The protection of investment in other similar properties in the area, allowing the Area Office to direct management objectives to more sustainable 'core property'.
- An opportunity for redevelopment in the area.

6.1.3. It is, therefore, recommended that the properties identified in 2.1.1 are demolished and the remaining residents are awarded the current rehousing package and statutory Home Loss payment of £1,500. Sold properties will be repurchased to facilitate demolition.

6.2. **Whitfield, Quarryfield, Greenfield and Kellyfield Courts**

6.2.1. The properties at Whitfield, Quarryfield, Greenfield and Kellyfield Courts meet the current criteria for the identification of 'at risk' housing (*Appendix 4*).

6.2.2. It is anticipated that approval of the recommendations will contribute towards:

- A reduction of surplus housing in the area.
- Removal of vacant and largely derelict properties, providing an opportunity to enhance immediate environment for the benefit of residents.

- The protection of investment in other similar properties in the area, allowing the Area Office to direct management objectives to more sustainable 'core property'.

6.2.3. It is therefore recommended that the properties identified in 2.2.1 are demolished and the remaining residents are awarded the current rehousing package and statutory Home Loss payment of £1,500.

6.3. **Rehousing**

A sensitive approach to rehousing of 145 tenants must be taken. It is, therefore, proposed that on approval of this report tenants in Whitfield and Quarryfield Courts will be afforded priority rehousing status together with statutory Home Loss payments.

Once the number of remaining tenants in these Courts reduces to a manageable number, say 5, remaining tenants in Greenfield and Kellyfield Courts will be afforded rehousing status.

However, should tenants in Greenfield and Kellyfield Courts be rehoused in the intervening period, subject to the approval of this report, as per Letting Regulations, they should be afforded the statutory Home Loss payment at that time.

7. **CONSULTATION**

7.1. **1-7 and 6-10 Craigmount Avenue**

7.1.1. The following have been consulted:

- The Chief Executive, Directors of Support Services, Finance, Economic Development, Planning and Transportation, Chief Corporate Planning Officer and City Engineer have been consulted.
- Charleston Action Group.

7.1.2. A meeting has been held with the tenants and residents living in Craigmount Avenue.

The outcome of the meeting will be reported to the Committee by the Director of Housing.

7.2. **Whitfield, Quarryfield, Greenfield and Kellyfield Courts**

7.2.1. The following have been consulted:

The remaining 145 residents have been consulted and the 64 residents who responded were in support of the proposal.

The local Elected Member has been consulted.

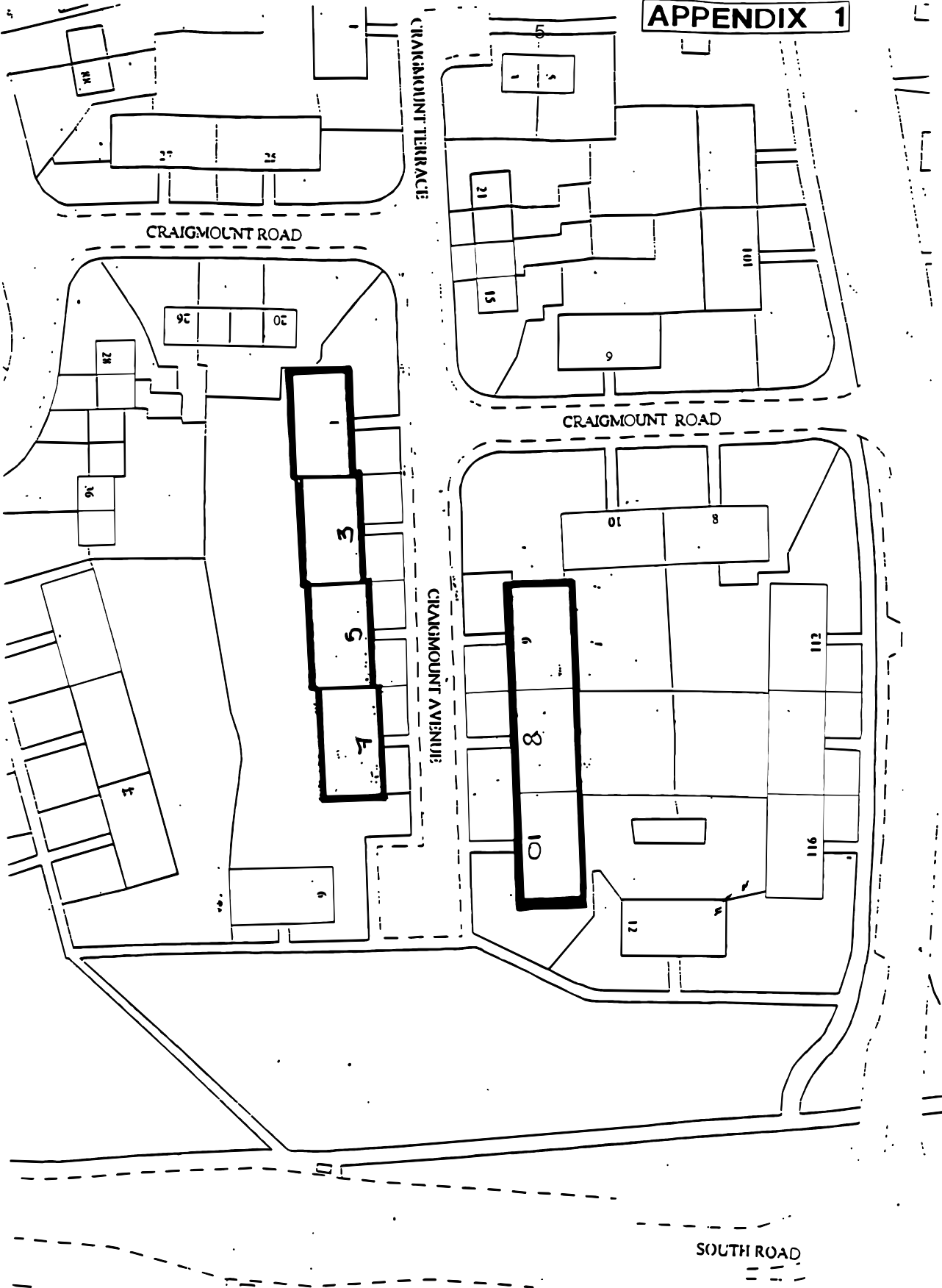
The Chief Executive, Directors of Finance, Support Services, Economic Development, Planning and Transportation, Chief Corporate Planning Officer and City Engineer.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

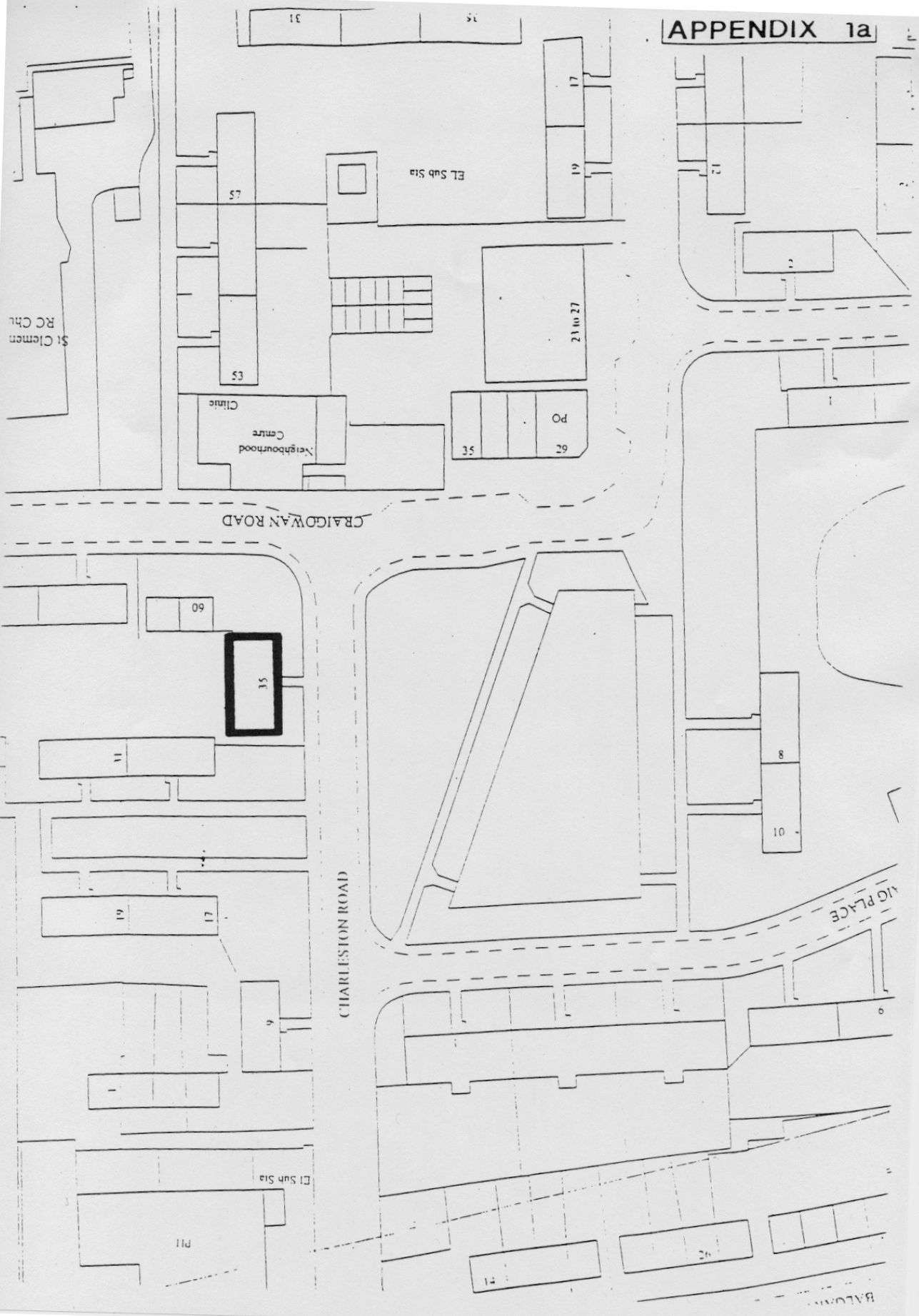
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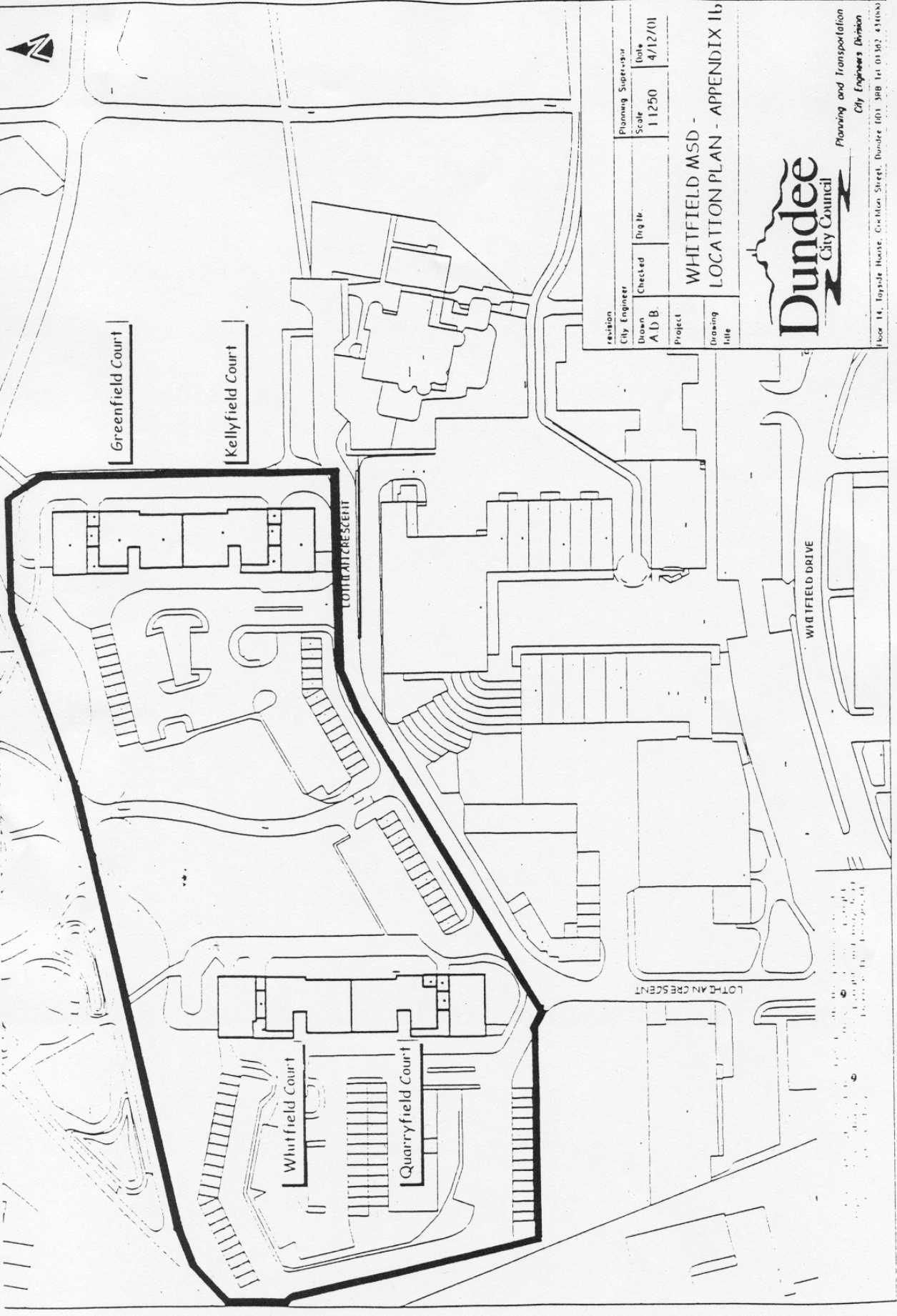
Date: _____

APPENDIX 1



APPENDIX 1a





revision	City Engineer	Checked	Dwg. No.	Planning Supervisor	Date
	A D B		11250	Scale	4/12/01
	Project				
	Drawing				
	Title				

WHITFIELD MSD -
LOCATION PLAN - APPENDIX 1b



Planning and Transportation
City Engineers Division

Sheet 14, Topside House, Craikton Street Dundee DD1 1BB Tel: 01392 431000

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.

COMPENSATORY PACKAGE FOR TENANTS AFFECTED BY DEMOLITION PROPOSALS

1

- i) Owners occupying housing which has been approved for demolition by the Council will be offered alternative Council housing which is up to medium demand (a redevelopment transfer).
- 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 and 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 Director of Economic Development will enter into preliminary discussions to repurchase the remaining one privately owned property with the owner on a 'without prejudice' basis.
- 3 Statutory Home Loss payment, calculated at 10% of the owner's interest in the property, up to a maximum of £15,000 and a minimum of £1,500.
- 4 Statutory Disturbance Allowance as directed by the Director of Economic Development on an individual basis.

Appendix IV
Craigmount Avenue / Charleston Road

<u>Occupancy Rates</u>	No.	Occupied	Vacant	% Vacant
1-7 & 6-10 Craigmount Avenue	42	21	21	50
35 Charleston Road	4	0	4	100

Terminations * (01/01/2001 - 01/01/2002)

	No.
1-7 & 6-10 Craigmount Avenue	25
35 Charleston Road	4

* Turnover figures unavailable

Investment requirements

	Costs
Heating & Rewire	£24,000
Window replacement	£10,000
TOTAL	£34,000

Demand

1-7 & 6-10 Craigmount Avenue	Nil
35 Charleston Road	Nil

Whitfield M.S.D.

<u>Occupancy Rates</u>	No.	Occupied	Vacant	% Vacant
Whitfield Court	90	23	67	74
Quarryfield Court	90	19	71	79
Greenfield Court	90	50	40	44
Kellyfield Court	90	53	37	41
TOTAL - WHITFIELD M.S.D.	360	145	215	60

Lock - Ups - Whitfield MSD	100	39	61	61
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Terminations * (01/01/2001 - 01/01/2002)

	No.
Whitfield Court	2
Quarryfield Court	5
Greenfield Court	18
Kellyfield Court	15

Investment requirements

	Costs
Heating & Rewire	£2,160,000
Lift Replacement	£800,000
ECM	£100,000
Replacment	£20,000
Intercom	
TOTAL	£3,080,000

Demand

Whitfield M.S.D. flats	Nil
Whitfield M.S.D. Lock-ups	Nil