

REPORT TO: HOUSING COMMITTEE – 30 JUNE 2003

REPORT ON: DIRECTOR OF HOUSING

**REPORT BY: LOCK-UPS AT CRAIGMOUNT ROAD, CHARLESTON,
DUNDEE**

REPORT NO: 432-2003

1. PURPOSE OF REPORT

To seek approval for the demolition of 11 lock-up garages at Craigmount Road, Charleston, Dundee. (See Appendix 1).

2. RECOMMENDATIONS

It is recommended that:

2.1 The 11 lock-up garages be demolished.

2.2 Limited post demolition treatment works be undertaken, if required, to ensure that the site is rendered safe and has minimal ongoing maintenance costs.

2.3 The City Engineer is remitted to include the lock-up garages in the tender for the demolition of the surplus flats above the retail units at Craigmount Avenue.

2.4 The Director of Housing terminate the remaining tenancies in accordance with letting agreements.

3. FINANCIAL IMPLICATIONS

The cost of demolition is estimated at £1,500 and will be met from the 2003/2004 Planned Maintenance Budget.

4. LOCAL AGENDA IMPLICATIONS

Local needs are met locally.

5. EQUAL OPPORTUNITIES IMPLICATIONS

None

6. BACKGROUND

Of the 11 lock-up garages, five are occupied and six have been vacant for a considerable time. There is no expressed demand for new lets of these units.

The lock-ups are situated to the rear of the shop units at Craigmount Road. A height reduction project is due to be carried out on the shop units to remove the surplus flats above in autumn this year and it is felt that removal of the lock-ups would help to improve the environment and secure the area at the rear of the shops.

Access to the rear of the shops and lock-ups would be prohibited while work was ongoing for this project and the occupiers of the lock-ups would be required to vacate during this time. It is a concern that the occupiers may decide not to return to their lock-ups and request termination. This would result in all the lock-ups becoming vacant with no demand for new lets and may become a target for vandalism and wilful fire-raising.

7. CONSULTATION

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

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

June, 2003

