

REPORT TO: Housing Committee – 20 August 2001

**REPORT ON: DEMOLITION OF 54 FLATS AT HADDINGTON CRESCENT,
WHITFIELD**

REPORT BY: Director of Housing

REPORT NO: 474-2001

1. PURPOSE OF REPORT

- 1.1. To seek approval for the demolition of 54 flats at Haddington Crescent (no's 163-216), Whitfield, Dundee (*see Appendix 1*).

2. RECOMMENDATIONS

It is recommended that Committee:

- 2.1. Agree to declare surplus and demolish 54 flats at 163-216 Haddington Crescent, Whitfield, Dundee.
- 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 2*).
- 2.3. Approve, in principle, the repurchase of the one owner-occupied property, 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*).
- 2.4. Remit the Director of Planning and Transportation to prepare tenders and seek offers for demolition and post demolition treatment at the appropriate time.
- 2.5. Remit the Director of Housing to bring forward proposals for redevelopment at the appropriate time.

3. FINANCIAL IMPLICATIONS

- 3.1. Demolition and post demolition costs are estimated at £118,548. These costs will be met from an allowance to be made in the 2002/2003 draft HRA Planned Maintenance Estimates.
- 3.2. Home Loss payments of £51,000 for the remaining 34 tenants will be met from the allowance in the 2001/2002 HRA Planned Maintenance Estimates as agreed by the Policy and Resources Committee 18 June 2001.
- 3.3. Allowances have been made in the 2001 / 2002 H.R.A. Planned Maintenance Estimates as agreed by the Policy and Resources Committee 18 June 2001 for the compensation package payment to the one owner occupier.
- 3.4. Should the above not be completed in the stated set years, allowances shall be made in future 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 OPPORTUNITIES IMPLICATIONS

None.

6. CONSULTATION

- 6.1. The remaining 34 residents have been consulted and 19 of the 20 residents who responded were in support of the proposal, although guarantees were requested that rehousing would be provided in the Whitfield management area.
- 6.2. The local Elected Member has been consulted.
- 6.3. The Chief Executive, Directors of Finance, Support Services, Economic Development, Planning and Transportation, Chief Corporate Planning Officer and City Engineer have been consulted.

7. SUMMARY

- 7.1. The properties at 163-216 Haddington Crescent meet the current criteria for the identification of “*at risk*” housing.
- 7.2. It is anticipated that approval of the recommendations will contribute towards:
 - 7.2.1. A reduction of surplus housing in the area.
 - 7.2.2. Removal of vacant and largely derelict properties providing an opportunity to enhance immediate environment for the benefit of residents.
 - 7.2.3. The protection of investment in other similar properties in the area, allowing the Area Office to direct management objectives to more sustainable “*core property*”.
 - 7.2.4. An opportunity for redevelopment in the area.
- 7.3. It is therefore recommended that the properties identified in 2.1 are demolished and the remaining residents are awarded the current rehousing package and statutory Home Loss payment of £1,500.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

SIGNATURE _____

DATE _____



ECONOMIC DEVELOPMENT
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HADDINGTON CRESCENT, DUNDEE
SCALE 1 : 1250

APPENDIX 1.

APPENDIX IIREHOUSING 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.

APPENDIX IIICOMPENSATORY PACKAGE FOR OWNERS 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 areas 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. Director of Economic Development will enter into preliminary discussions to repurchase the remaining 1 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.