

REPORT TO: Housing Committee – 15 October 2001

REPORT ON: Declare 36 Flats at 1-18 and 55-72 Carberry Crescent Surplus and Sale of Land in Whitfield

REPORT BY: Director of Housing

REPORT NO.: 601-2001

1. PURPOSE OF REPORT

- 1.1. The purpose of this report is to continue the regeneration of the Whitfield area by removing structurally poor housing and providing Registered Social Landlords (R.S.L.) the opportunity to construct housing the community desire.

2. RECOMMENDATIONS

It is recommended that Committee:

- 2.1. Agree to declare surplus 36 flats at 1-18 and 55-72 Carberry Crescent and the lock-up garages at 1-12 Carberry Crescent (Appendix 1), 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 Economic Development to enter into negotiations with Home In Scotland for the sale of land at Carberry Crescent (Appendix 4), with buildings at nil value subject to satisfactory negotiations and report back to Committee.
- 2.5. Remit the Director of Economic Development to enter into negotiations with Angus Housing Association for the sale of land at Salton Crescent (Appendix 5) with buildings at nil value, subject to satisfactory negotiations and report back to Committee.
- 2.6. Remit the Director of Economic Development to enter into negotiations with Home In Scotland for the sale of land at Whitfield Drive (Appendix 6) at a value to be determined by the District Valuer, subject to satisfactory negotiations and report back to Committee.

3. FINANCIAL IMPLICATIONS

- 3.1. Home Loss payments of £45,000 for the remaining 30 tenants will be met from the allowance in the 2001/2002 HRA Planned Maintenance Estimates as agreed by the Policy and Resources Committee 13 November 2000.

- 3.2. Allowances have been made in the 2001/2002 HRA Planned Maintenance Estimates as agreed by the Policy & Resources Committee 13 November 2000, for the compensation package payment to the one owner-occupier.
- 3.3. Should the allowances in 3.1. and 3.2. not be achieved during 2001/2002, allowances will be made in the 2002/2003 HRA Planned Maintenance Estimates.
- 3.4. All demolition costs of existing buildings on the Carberry Crescent and Salton Crescent site will be met by the receiving R.S.L. respectively, in lieu of paying a land value for the sites. As the demolition costs are estimated as being higher than the estimated land value for the sites, this is perceived to be best value for the Council.

4. **LOCAL AGENDA 21 IMPLICATIONS**

- 4.1. Unwanted and structurally poor housing will be removed.
- 4.2. Modern, low energy housing that residents desire will be provided at affordable rents.

5. **EQUAL OPPORTUNITY IMPLICATIONS**

None.

6. **CONSULTATION**

- 6.1. The remaining residents have been consulted and 18 of the 31 residents who responded were in support of the proposal.
- 6.2. The Whitfield Inclusion Network Group (W.I.N.G.) and the Whitfield Area Forum of Tenants (W.A.F.T.) have been consulted.
- 6.3. Scottish Homes have been consulted.
- 6.4. The local Elected Members have been consulted.
- 6.5. The Chief Executive, Directors of Finance, Support Services, Economic Development, Planning and Transportation, Chief Corporate Planning Officer and City Engineer have been consulted.

7. **BACKGROUND**

- 7.1. In the recent past, large numbers of houses in the Whitfield area have been demolished due to low demand, high turnover and investment requirements which could not be justified.
- 7.2. The remaining tenants in blocks presently approved by Housing Committee for demolition have made representations to the Housing Department that they desire to continue to reside in Whitfield.
- 7.3. The Housing Department do not have the necessary housing stock to meet those tenants aspirations/needs.
- 7.4. The blocks at 1-18 and 55-72 Carberry Crescent have 6 voids (16%), 4 are 2 apt., one has been vacant for 4 years, and there is no expressed demand for 2 apts. across Whitfield.

The void 3 apts. are 2nd and 3rd storey maisonettes which have been empty for 2 months. Demand for this type of housing is very low and such demand could be met elsewhere in Whitfield.

Over the last year turnover in these blocks is estimated at 18% with 7 new tenancies being terminated within 12 months.

These blocks were modernised in 1987.

The remaining sub-sections of this report demonstrates that a redevelopment option is possible whereby new quality cottage type homes with the potential of creating a long term sustainable neighbourhood could be provided on this site. Such accommodation would compliment the existing cottage type housing adjacent and offer a quality environment and living standard for occupants.

It is proposed that these properties be demolished and that proposals for new housing on the site be ratified.

All five "At Risk" criteria can be matched.

- 7.5. Housing Department Officers have initiated discussions with two existing Whitfield Housing Associations to determine their interest in building new houses in Whitfield. First let of these houses will be offered to tenants who remain in surplus housing in Whitfield.
- 7.6. The land and buildings at Carberry Crescent be transferred to Home In Scotland at a nil value subject to satisfactory negotiations. This will negate the need for the Housing Department to finance the demolition of the blocks, thereby making a saving to the HRA.
- 7.7. The land and buildings at Salton Crescent be transferred to Angus Housing Association at a nil value subject to satisfactory negotiations. This will negate the need for the Housing Department to finance the demolition of the blocks, thereby making a saving to the HRA
- 7.8. The land at Whitfield Drive be transferred to Home In Scotland at a value to be determined by the District Valuer subject to satisfactory negotiations.
- 7.9. Initial discussions regarding procurement/partnering arrangements between the Housing Associations have also been initiated to bring Best Value principles and costings to the scheme.

8. **SUMMARY**

- 8.1. The recommendations listed will reduce structurally poor housing, provide new affordable quality housing that residents desire, reduce the Housing Department's rehousing challenge in Whitfield and produce Best Value for Dundee City Council via a Capital Receipt and reduced demolition costs.

9. **BACKGROUND REPORTS**

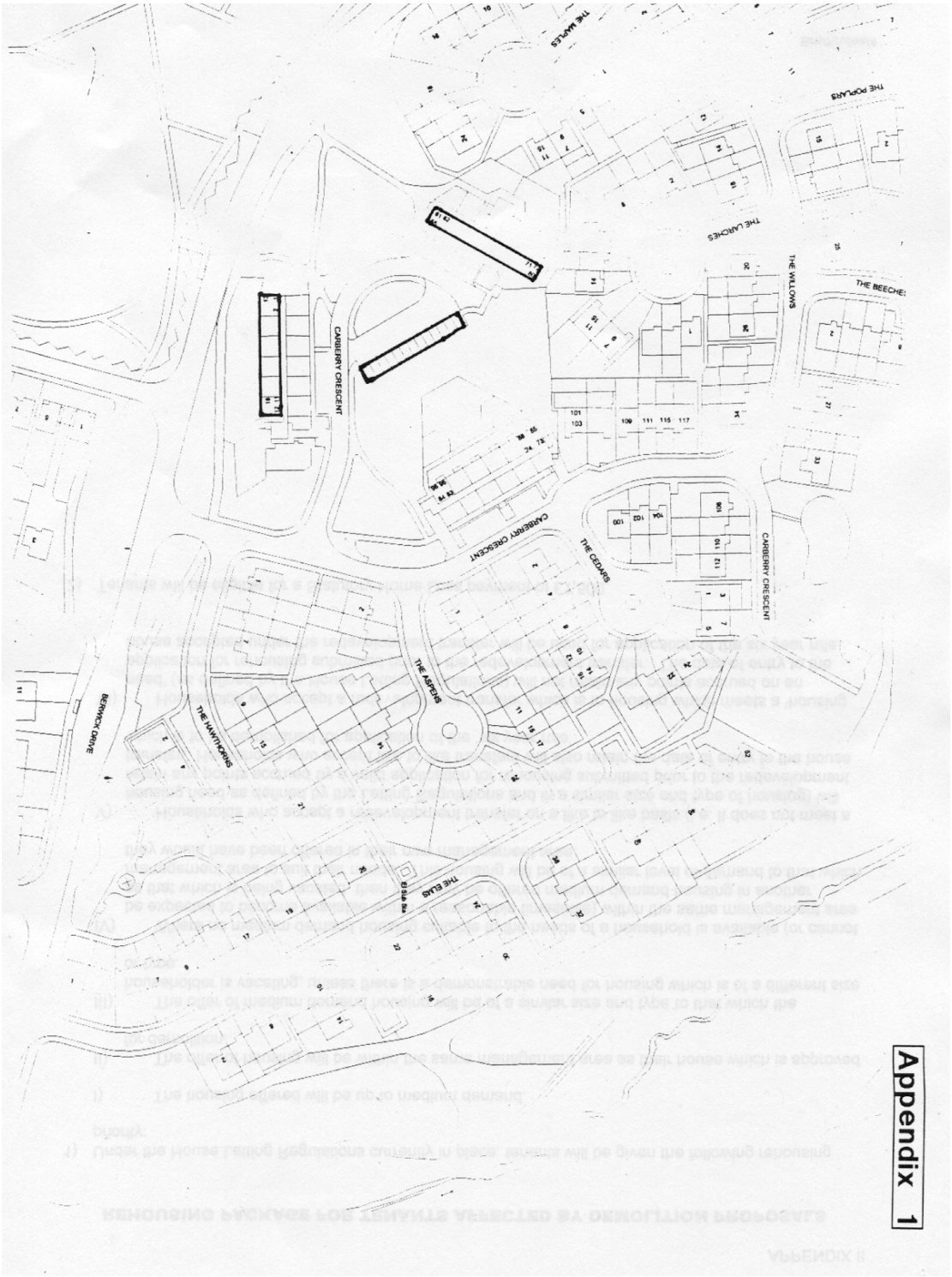
- 9.1. Housing Committee 12 June 1990 – Demolition of Murrayfield Court and Murrayfield Square.
- 9.2. Housing Committee 15 September 1997 – Demolition of Whitfield Rise/Square (Report No. 578-1997).

- 9.3. Housing Committee 19 February 2001 – Demolition of 73-96 Carberry Crescent and 115-156 Salton Crescent (Report No. 84-2001).

PETER McKENNA
HOUSING STRATEGY MANAGER

Signed: _____

Date: _____



Appendix 1

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.

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.

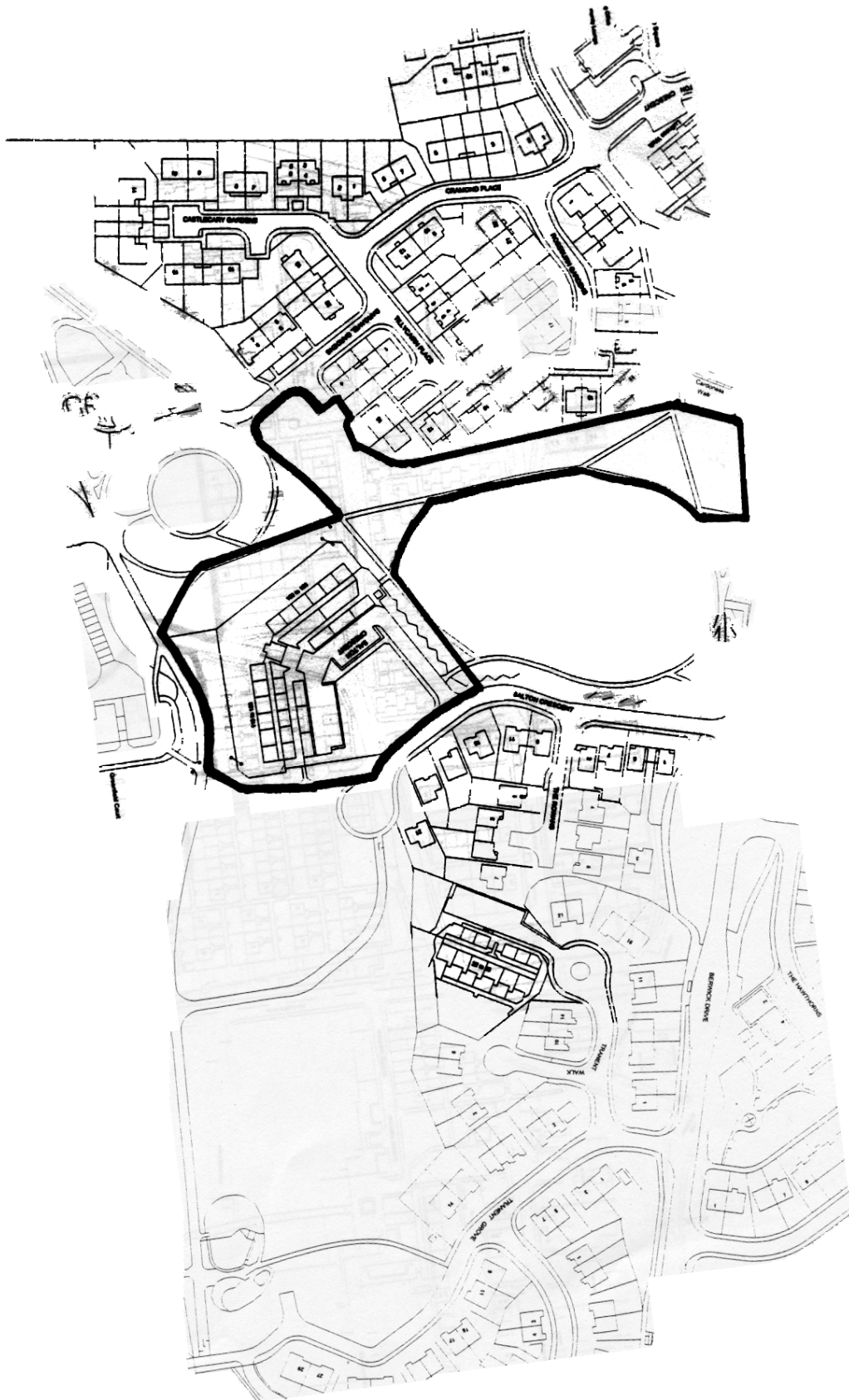
2 Director of Economic Development will enter into preliminary discussions to repurchase the remaining one privately owned property with the owner on a 'without prejudice' basis.

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 4





Appendix 5

Appendix 6

