

REPORT TO: HOUSING COMMITTEE – 19 AUGUST 2002

REPORT ON: LOCK-UPS AT BURNSIDE STREET, LOCHEE, DUNDEE.
LOCK-UPS AT HAPPYHILLOCK ROAD, DUNDEE.
LOCK-UPS AT MIDMILL ROAD, DUNDEE.

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 605-2002

1. PURPOSE OF REPORT

To advise of current management issues affecting the aforesaid lock-up garages and to propose they be declared surplus for demolition.

2. RECOMMENDATIONS

It is recommended that:

- 2.1. The 19 lock-up garages in Burnside Street, the 27 lock-up garages in Happyhillock Road and 18 lock-up garages in Midmill Road be demolished.
- 2.2. Limited post demolition treatment works be undertaken, if required, to ensure that each site is rendered safe and has minimal ongoing maintenance costs.
- 2.3. City Engineer is remitted to issue minor works contract(s) and compile tender report for Chief Officers approval.
- 2.4. The Director of Housing terminate the remaining tenancies in accordance with letting agreements.

3. FINANCIAL IMPLICATIONS

The cost of demolition and post demolition treatment, inclusive of fees and contingencies is estimated at £39,315 and will be met from the 2002/03 HRA Planned Maintenance Budget.

4. LOCAL AGENDA 21 IMPLICATIONS

Approval of this report will contribute towards removal of vacant and derelict buildings to provide an opportunity to enhance the immediate environment conditions for the betterment of residents.

5. EQUAL OPPORTUNITIES IMPLICATIONS

None.

6. BACKGROUND

6.1. Burnside Street (Appendix I)

Of the 19 lock-up garages, 17 are vacant and 2 occupied. They form a continuous line along the frontage of Burnside Street and are adjacent to a local primary school.

The block has been subjected to repeated vandalism which has rendered the building unsafe. The felt from the flat roofs has been removed and youths gain access through the roofs to vandalise interiors and severely damage, if not remove, doors. All attempts to keep the properties secure are breached and young people put themselves at risk of injury by continually gaining access and damaging the structure. Additional damage has been caused by recent storms.

It is estimated it would cost in excess of £30,000 to reinstate the lock-up garages.

Given that there is no expressed demand it is considered that if reinstatement works were undertaken local youths would vandalise the building again prior to actually letting the units, thereby rendering lock-up garages unlettable again.

6.2. Happyhillock Road (Appendix II)

All 27 of these lock-up garages are vacant. They sit in a configuration of 3 blocks behind housing fronting Happyhillock Road. They are otherwise surrounded by open space.

The blocks have been targets for vandalism and wilful fire-raising. The Fire Brigade are repeatedly called to small localised fires set by persons unknown. Whilst the buildings are not a public danger yet they are an attraction to vandals and each time they attack the building they put themselves at risk of injury. It is estimated it would cost approximately £35,000 to reinstate them, however there is no expressed demand for new lets of these units.

6.3. Midmill Road (Appendix III)

There are 18 lock-ups in 3 blocks at various locations along Midmill Road. They sit on the street frontage surrounded by open space.

Sixteen of the 18 are vacant. A number have been vandalised with particular damage having occurred to flat roofs and doors. The Area Housing Office have to re-secure void units on a daily basis and there is real concern that it is just a matter of time before a serious incident, ie a youth injuring themselves, happens. The cost of reinstating vandalised elements is estimated at £15,000. There is no demand for these lock-up garages.

7. OPTIONS

7.1. Do Nothing

It is anticipated that vandalism will continue at all 3 locations. Local conditions will continue to deteriorate and eventually a serious incident will occur. This is not acceptable and not recommended.

7.2. **Undertake Reinstatement Works**

It is considered that because there is no demand for the lock-up garages, investment in the form of reinstatement works will not be recovered from rental income either in the short or long term as persistent vandalism to empty units will continue. This is not recommended.

7.3. **Demolish**

Given the extent of vandalism to each individual group of lock-up garages and the lack of any expressed demand, it is recommended that they be demolished.

8. **CONSULTATION**

8.1. The Local Elected Member has been consulted and is in support of the proposals.

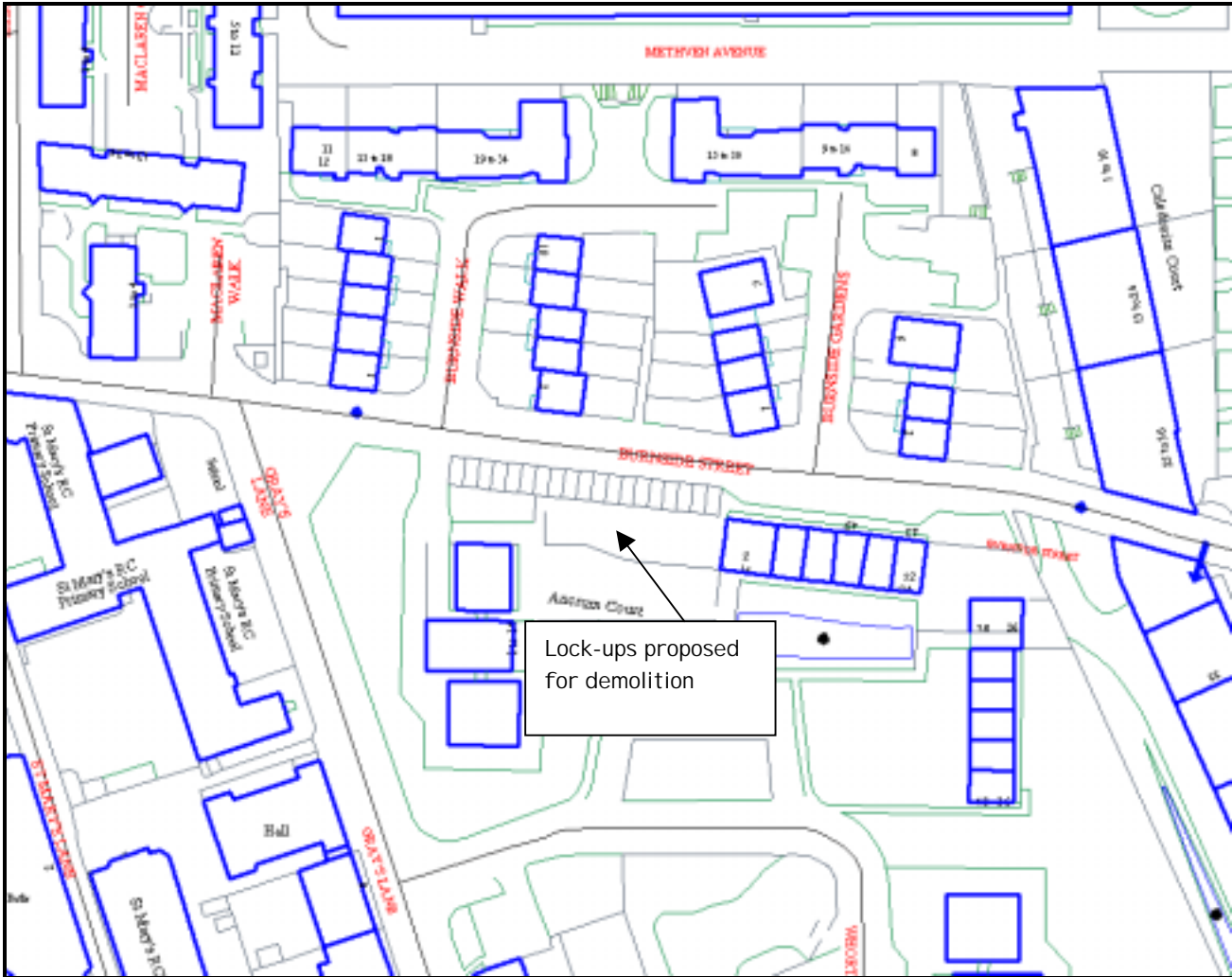
8.2. The Chief Executive, Director of Support Services, Finance, Economic Development, Planning and Transportation, Chief Corporate Planning Officer and City Engineer have been consulted.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

SIGNED: _____

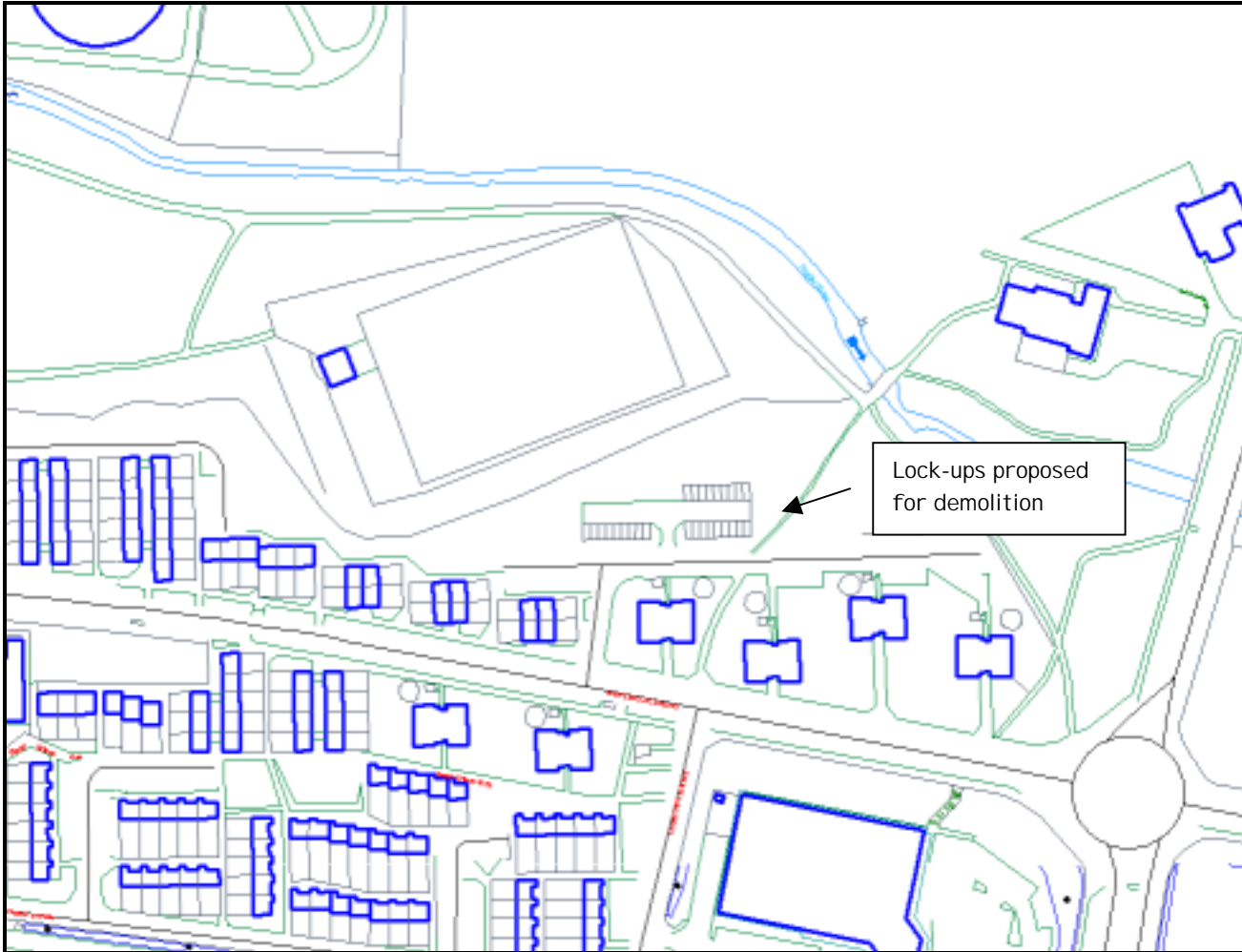
DATED: _____

BURNSIDE STREET
Appendix 1



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HAPPYHILLOCK ROAD
Appendix 2



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MIDMILL ROAD

Appendix 3



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