

REPORT TO: HOUSING COMMITTEE – 20 SEPTEMBER 2004

**REPORT FROM: BUILDING STRONGER COMMUNITIES – PHYSICAL REGENERATION IN THE COUNCIL SECTOR
Surplus Housing at 9-15 Foggyley Gardens,
45-53 Burnside Street and 2-24 Whorterbank**

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 634-2004

1. PURPOSE OF REPORT

To seek approval for the demolition of 137 flats at 9-15 Foggyley Gardens, 45-53 Burnside Street, 2-24 Whorterbank (See Appendices 1 and 1A).

2. RECOMMENDATIONS

It is recommended that Committee:

2.1. Agree to declare surplus and demolish:

- 120 flats at 9-15 Foggyley Gardens
- 5 flats at 45-53 Burnside Street
- 12 flats at 2-24 Whorterbank

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 (See Appendix 2).

2.3. Remit the Director of Planning and Transportation to prepare tenders and seek offers for demolition treatment at the appropriate time.

2.4. Approve, in principle, the repurchase of the two 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 (See Appendix 3).

2.5. Remit the Director of Housing and the Director of Planning and Transportation to bring forward proposals for redevelopment at the appropriate time.

3. FINANCIAL IMPLICATIONS

3.1. Demolition and post demolition costs will be met from allowances in the 2004/5 or subsequent years, HRA Planned Maintenance Estimates.

3.2. Home Loss payments for the remaining 119 tenants will be met from allowances in the 2004/05 or subsequent years, HRA Planned Maintenance Estimates.

3.3. Allowances for the repurchase of two flats and for home loss and disturbance payments to the owners have been made in the 2004/2005 or subsequent years' 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 betterment of residents.

5. **EQUAL OPPORTUNITY IMPLICATIONS**

None.

6. **BACKGROUND**

- 6.1. Reference is made to Article II of the minute of the Housing Committee meeting of 21 June 2004 wherein Committee agreed that the properties be identified as 'At Risk' housing.
- 6.2. The profile of the properties are as follows:

9-15 Foggyley Gardens

Each block consists of 10 floors (which includes the ground floor). Each floor consists of 3 x 3-apt. flats totalling 30 flats in each block, giving an overall total of 120 3-apt. flats. There are currently 12 void properties within these flats.

45-53 Burnside Street

Consists of 4 x 2-apt. properties situated on the ground floor. One of the properties is owner occupied and two are currently void.

2-24 Whorterbank

Consists of 2-storey deck access maisonettes above 45-53 Burnside Street. 2 x 5-apt. and 10 x 4-apt. giving a total of 12 properties. One of the properties is owner occupied and two are currently void.

7. **CONSULTATION**

7.1. **Resident Consultation**

7.1.1. 9-15 Foggyley Gardens

All residents in the properties were consulted in the form of a questionnaire survey and 67 households responded. Of those 67 who responded, 51 said they wanted to move or were not concerned about moving and 16 said they would prefer to stay. A meeting was also arranged through the local residents' group inviting all residents and 25 households attended. At the meeting a ballot was held which showed 13 households in favour of being rehoused and 12 against.

It was clear through the results of this consultation that many residents wish to be rehoused in the same area and the question of new build housing on the site of the multis

was also raised.

7.1.2. 45-53 Burnside Street and 2-24 Whorterbank

All residents in the properties were consulted in the form of a questionnaire survey and 10 out of the 13 remaining residents completed the survey. Eight said they wanted to move or were not concerned about moving and two said they had reservations about where they would move to. Given the results of the survey it was decided that it was not necessary to hold a meeting.

7.2. The local elected member has been consulted.

7.3. The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services), Assistant Chief Executive (Community Planning) and City Engineer have been consulted.

8. **BACKGROUND PAPERS**

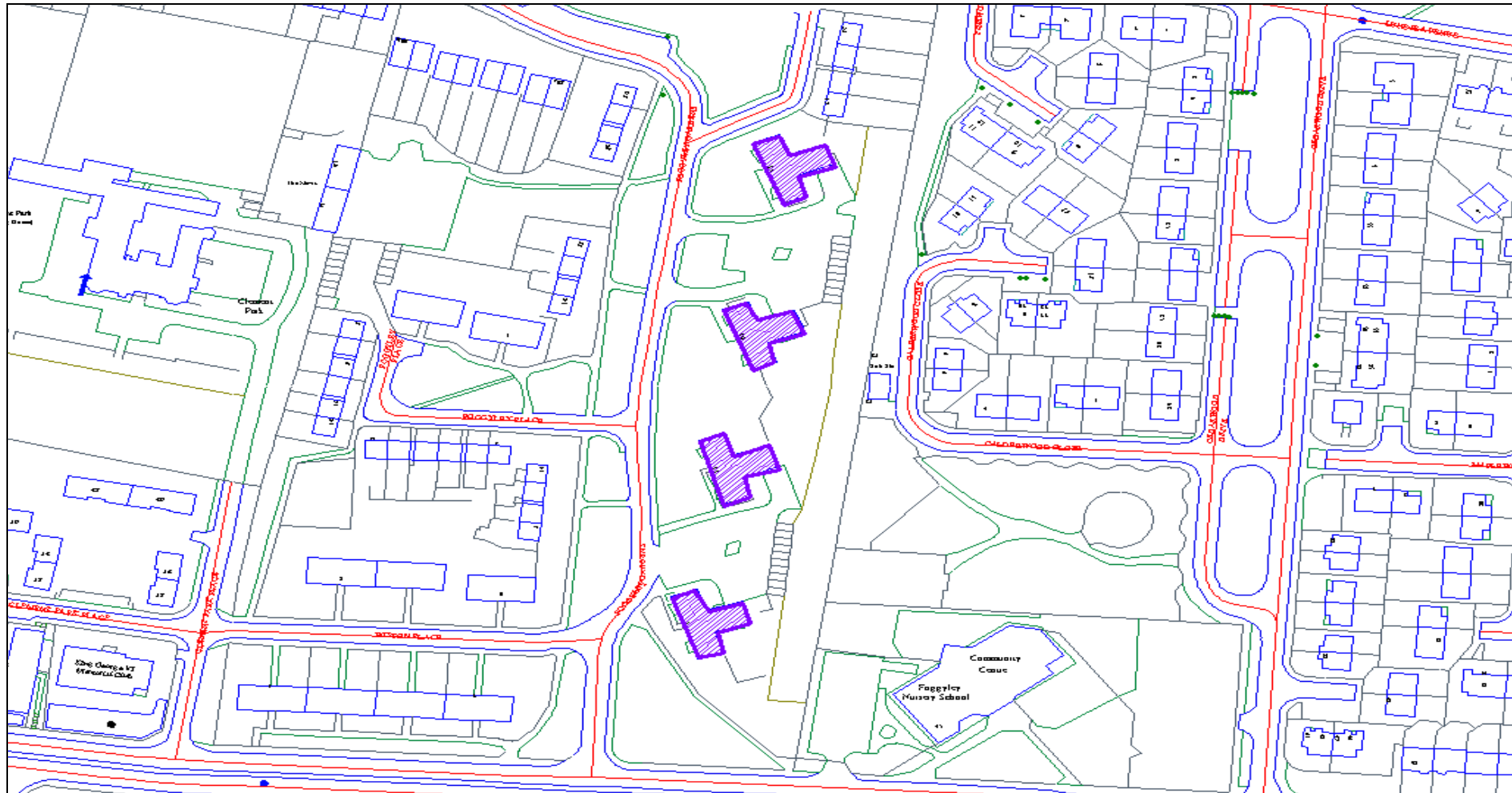
8.1. Building Stronger Communities – Physical Regeneration in the Council Sector – June 2004.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

8 September, 2004

APPENDIX 1

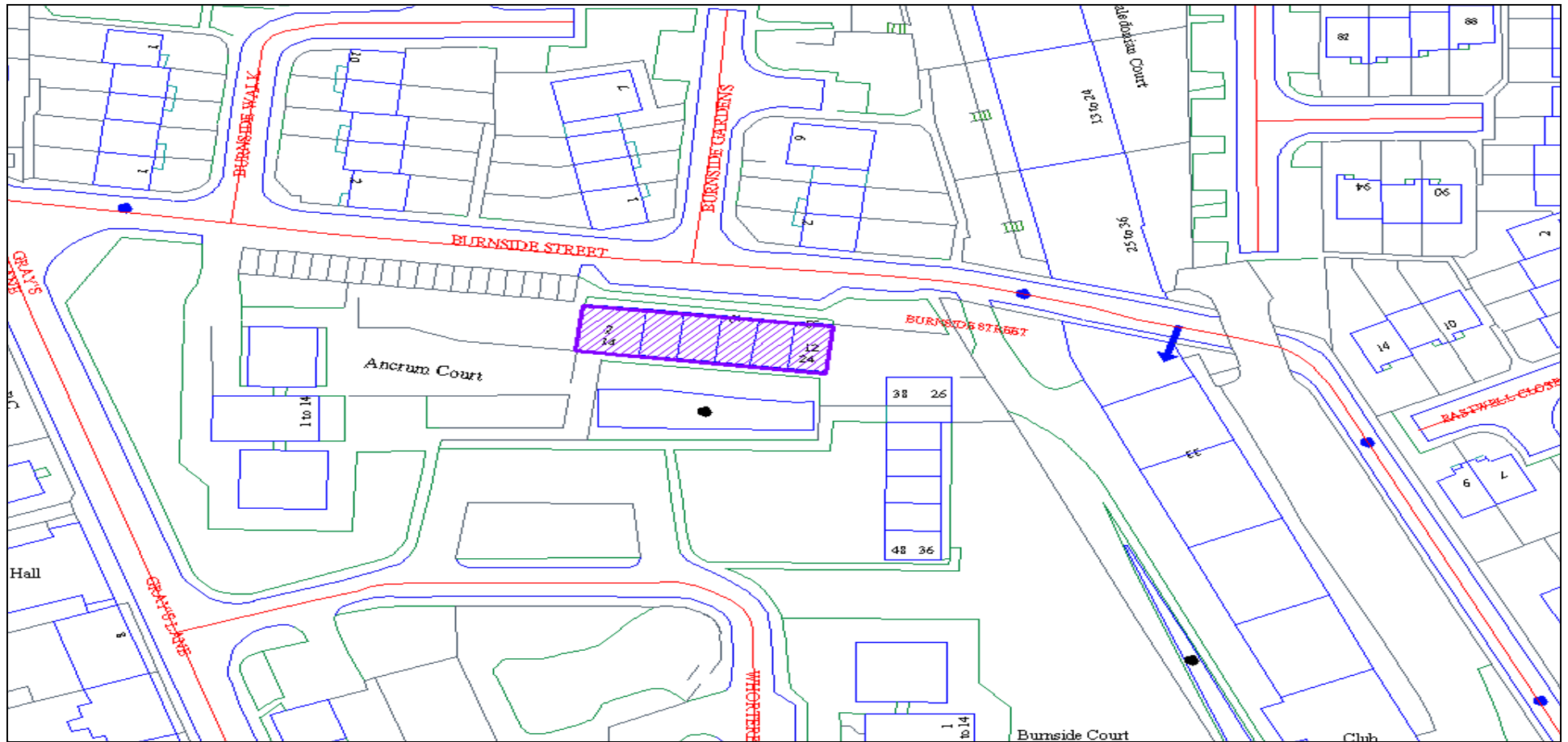
9-15 FOGGLEY GARDENS



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APPENDIX 1A

45-53 BURNSIDE STREET AND 2-24 WHORTERBANK



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**REHOUSING PACKAGE FOR RESIDENTS AFFECTED BY DEMOLITION PROPOSAL
HOUSING (SCOTLAND) ACT 2001**

Now that the Council has approved the demolition of your house, you will be offered another Council house which is:

- of the same size and type to your present house, unless you can show that you need a different size or type (for example, because you are overcrowded or have medical needs)
- Within the same management area as your present house.

It may be that no housing suitable to your needs is available within the same management area, or expected to become available within a reasonable time. If so, you may be offered housing of a similar size and type in another area.

If you move house on a 'like to like' basis, and then want to apply for another transfer, you will keep any points you may have had before you moved due to the demolition decision. Your 'date of entry' for the purposes of another transfer will be the date you moved into the house which is being demolished.

If, however, your move as a result of the demolition decision meets your housing needs, you will not keep the points you had before moving. Your 'date of entry' for the purposes of another transfer will be the date you moved into your new house following the demolition decision.

If you have any queries, please contact the Lettings staff at your Area Office or at 3 Shore Terrace.

**COMPENSATORY PACKAGE FOR OWNERS AFFECTED BY DEMOLITION PROPOSAL
HOUSING (SCOTLAND) ACT 2001**

1. Owners occupying housing which has been approved for demolition by the Council will be offered alternative Council housing which is of the same size and type to the one you are required to leave (Redevelopment Transfer).

The offer of housing will be within the same management area as the house which is approved for demolition.

The offer of 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.

Where no 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 housing in another management area to suit their needs. This housing will be of a similar size and type to that which they would have been offered in their own management area.

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 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.

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.