

REPORT TO: HOUSING COMMITTEE – 17 DECEMBER 2001

**REPORT ON: No 12 GOURDIE STREET, DUNDEE
CAMPERDOWN 5TH DEVELOPMENT**

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 803-2001

1. PURPOSE OF REPORT

- 1.1. The purpose of this report is to confirm the intention to demolish this end terrace house which was extensively damaged by fire on 2 February 2001.

2. RECOMMENDATIONS

- 2.1. Remit the Director of Housing to undertake the demolition of the property, build a gable wall to the adjoining dwelling-house at No 14, and carry-out environmental works to the resultant waste ground.
- 2.2. Remit the City Engineer to seek offers for this project.

3. FINANCIAL IMPLICATIONS

- 3.1. The project costs are estimated to be £20,000, which includes an allowance for tenant decant/relocation, and security of the property during the execution of the works.
- 3.2. An allowance of £1,500 for homeloss payment has been made in the overall cost for the re-settlement of the existing tenant.

4. LOCAL AGENDA IMPLICATIONS

- 4.1. None.

5. EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1. None.

6. BACKGROUND

- 6.1. This is a dwelling that forms the end block of a terrace containing 4 two-storey houses built in 1957. The property was extensively damaged by a chip pan fire on 2 February 2001. Architectural Services presented building surveys (01-9101) on 29 June 2001 and costs for the reinstatement of the dwelling.

The cost of these works were to be in excess of £55,000 and it was thought that it

would not be cost effective to fund this work and it was felt that demolition was the favourable option.

7. CONSULTATION

- 7.1. All Chief Officers, local Member and affected adjoining tenants have been consulted on the content of this report.
- 7.2. The existing tenant has been advised of our intentions and will be offered rehousing in accordance with the Redevelopment Priority, and will qualify for the statutory homelessness payment of £1,500.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

SIGNATURE _____

DATE _____