

REPORT TO: HOUSING COMMITTEE – 21 FEBRUARY 2005

REPORT ON: DEMOLITION OF LOCK-UPS AT:  
26-31 LANSDOWNE COURT  
1-6 DEE GARDENS  
1-6 HAPPYHILLOCK ROAD  
1-5 FINTRY ROAD

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 97-2005

**1. PURPOSE OF REPORT**

To seek approval for the demolition of lock-up garages at:

26-31 Lansdowne Court  
1-6 Dee Gardens  
1-6 Happyhillock Road  
1-5 Fintry Road

**2. RECOMMENDATIONS**

It is recommended that:

- 2.1. The lock-up garages be demolished.
- 2.2. Limited post demolition treatment works be undertaken, if required, to ensure that the sites are rendered safe and have minimal ongoing maintenance costs.
- 2.3. The City Engineer is remitted to include the demolition of the lock-up garages in an existing demolition contract.

**3. FINANCIAL IMPLICATIONS**

- 3.1. The cost of demolition and associated works is estimated at £9,500 and will be met from the Estate Strategies Budget in the Capital Estimates for 2004/05.

**4. LOCAL AGENDA IMPLICATIONS**

Local needs are met locally.

5. **EQUAL OPPORTUNITIES IMPLICATIONS**

None.

6. **BACKGROUND**

6.1. **26-31 Lansdowne Court**

The lock-ups are currently empty. There is very little expressed demand and they require significant repairs. It is felt the cost of repair would not be justified given the void level and poor demand. The lock-ups are becoming an 'attraction' for children to play on and are often the subject of vandalism.

6.2. **1-6 Dee Gardens**

Three of the lock-ups are currently empty, three are occupied and there is no expressed demand. The buildings are structurally safe but the roof is in poor condition due to wet rot and vandalism therefore require extensive repair to bring them up to standard. It is felt the cost of repair would not be justified given the void level and poor demand.

6.3. **1-6 Happyhillock Road and 1-5 Fintry Road**

These derelict lock-ups have been vacant for over a year and have been subject to vandalism. There is no expressed demand.

7. **CONSULTATION**

7.1. The local Elected Members have been consulted and are in agreement.

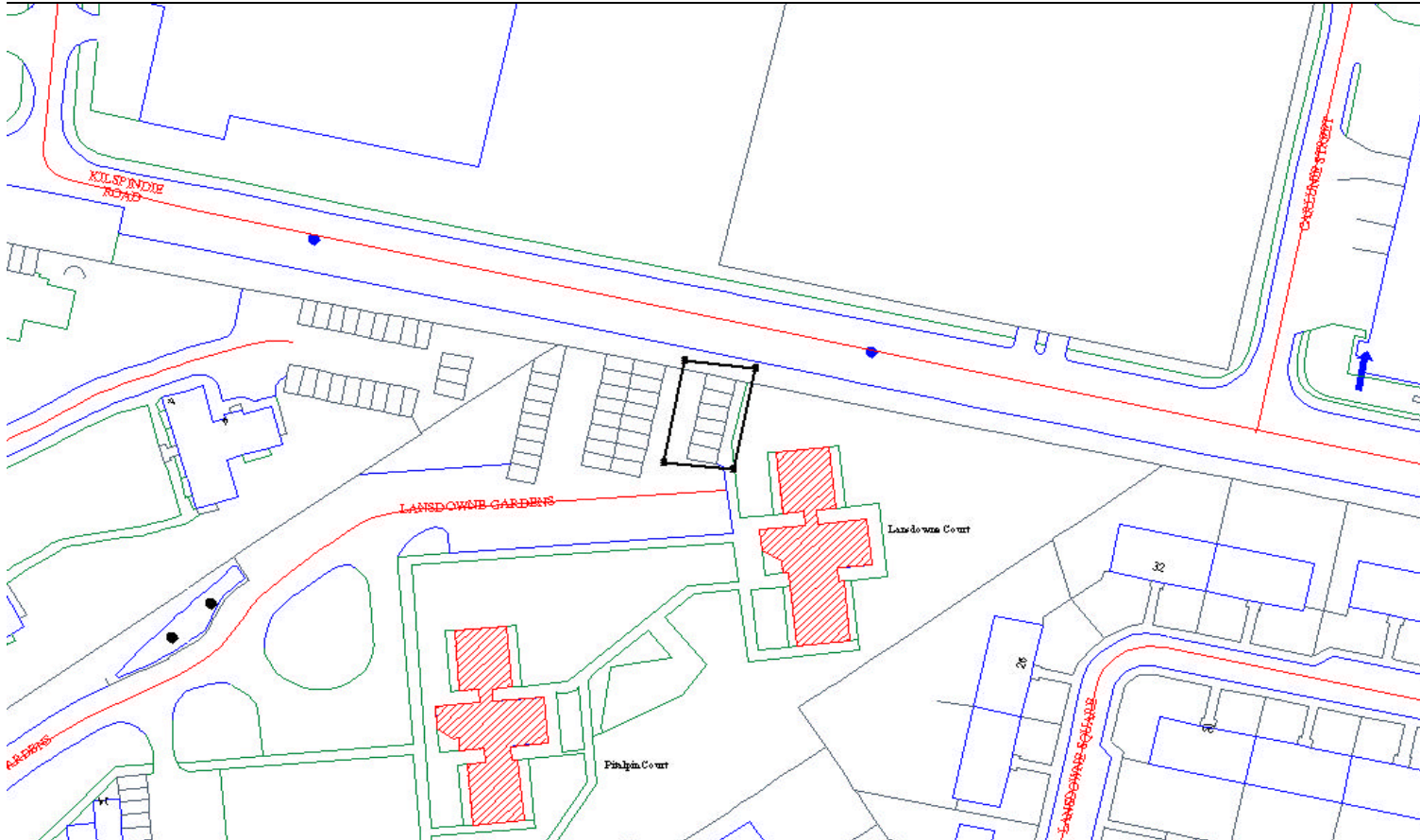
7.2. The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services), Assistant Chief Executive (Community Planning), Director of Economic Development and City Engineer have been consulted.

8. **BACKGROUND PAPERS**

None.

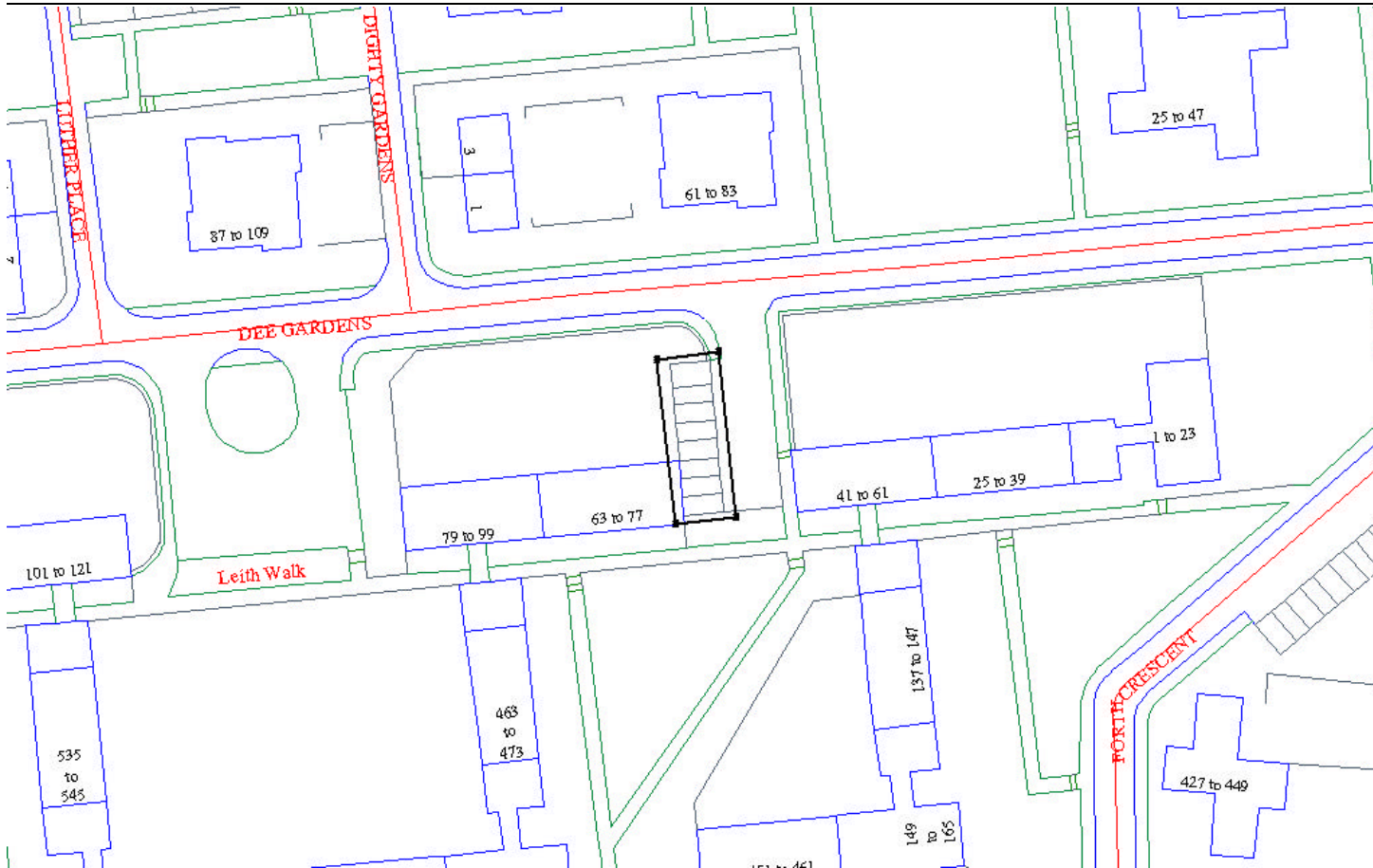
**ELAINE ZWIRLEIN**  
**DIRECTOR OF HOUSING**

**27 JANUARY 2005**



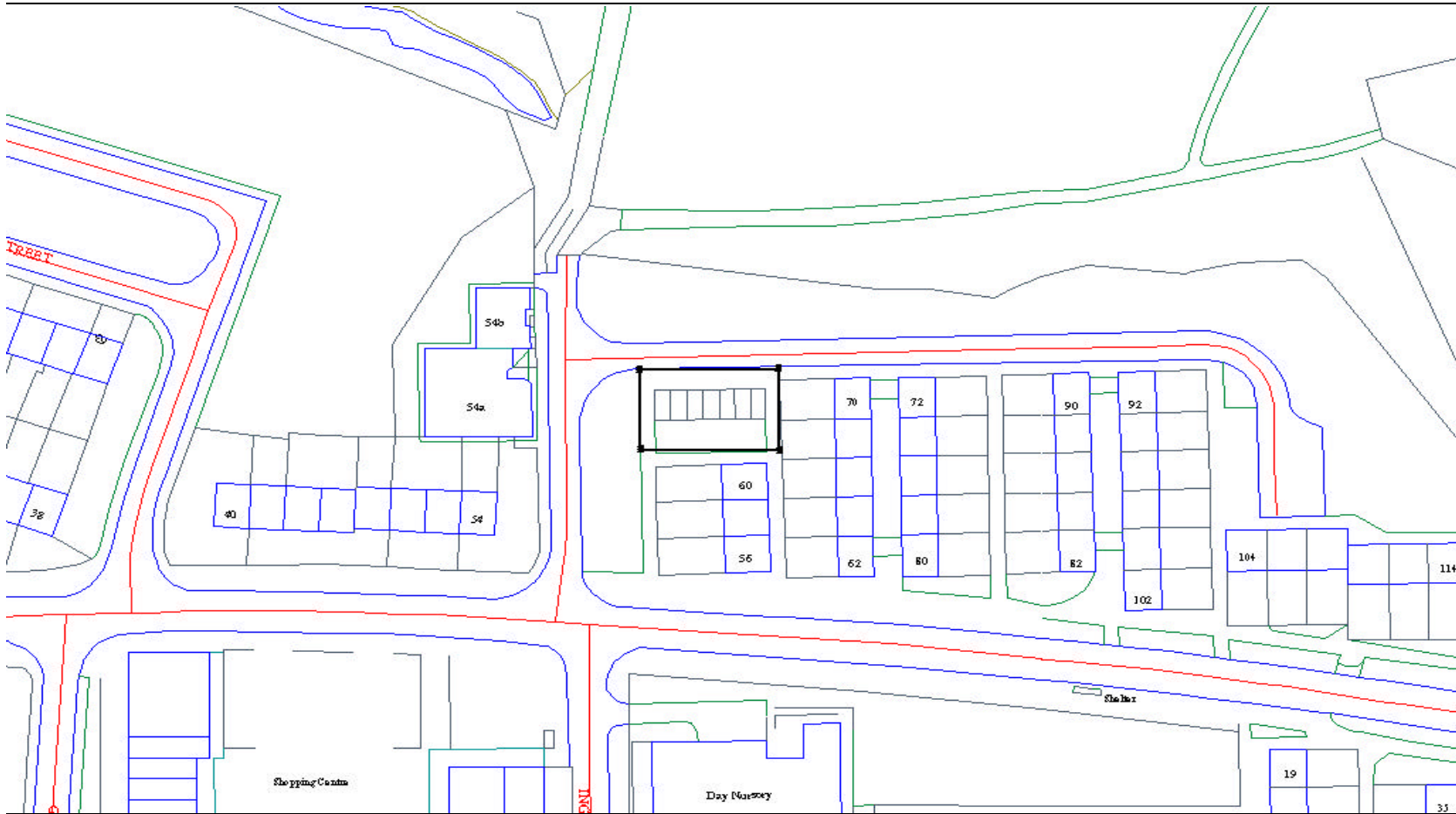
Lock-ups 26-31 Lansdowne Court

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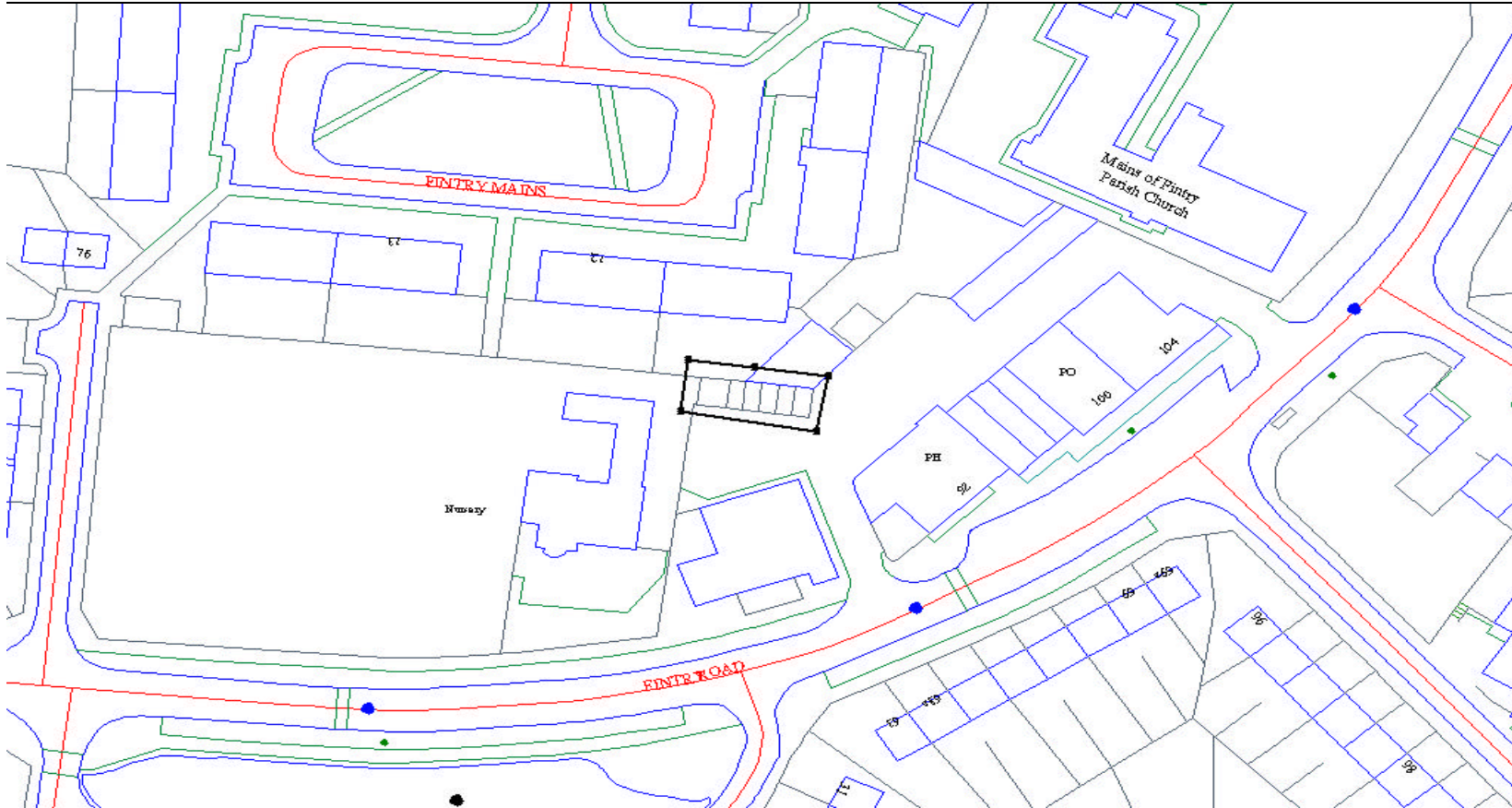
Lock-ups 1-6 Dee Gardens

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Happyhillock Road Lock Ups

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Fintry Lock Ups

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