

REPORT TO: HOUSING COMMITTEE: 17 MARCH 2003

REPORT ON: ROSEFIELD STREET, BLACKNESS, DUNDEE

REPORT NO: 142-2003

1. **PURPOSE OF REPORT**

- 1.1. To seek approval to declare the Council owned properties at 4; 6; 8; 10; 17; 19 Rosefield Street, surplus.

2. **RECOMMENDATIONS**

It is recommended that Committee:

- 2.1. Agree to declare surplus 4; 6; 8; 10; 17; 19 Rosefield Street. (See appendix 1).
- 2.1.1. Agree that the occupied flats at 6, 8, 10 Rosefield Street be vacated and sold with the existing void flats to Gowrie Housing Association.
- 2.1.2. Agree that the void flats at 4; 17; 19 Rosefield Street be sold on the open market, each for occupation by a single person or couple.
- 2.1.3. Agree that the tenanted properties at 4 Rosefield Street be vacated and sold on the open market.
- 2.1.4. Remit the Director of Support Services to seek Minister's approval to sell the properties at 4; 6; 8; 10; 17; 19 Rosefield Street.
- 2.1.5. Remit the Director of Housing to award priority rehousing status to the remaining 11 tenants at 4; 6; 8; 10 Rosefield Street, as outlined in Appendix 2, together with the statutory Home Loss payments.
- 2.1.6. Remit the Director of Economic Development to negotiate with Gowrie Housing Association regarding the sale of the properties at 6; 8; 10 Rosefield Street, assuming that transfer of ownership will be on the basis of vacant possession. Valuation to be set by the District Valuer.
- 2.2. Remit the Director of Economic Development to market the void properties at 4; 17; 19 Rosefield for occupation by a single person or couple as soon as possible.

3. **FINANCIAL IMPLICATIONS**

3.1. **Funding**

- 3.1.1. Home Loss payments amounting to £16,500 for the remaining 11 tenants will be met from an allowance to be made in the 2003/2004 Housing Revenue Planned Maintenance.
- 3.1.2. Sale of the properties to both Gowrie and on the open market is expected to generate a capital receipt of approximately £399,000.
- 3.1.3. The sale will be treated like a Council house sale, in which case 75% of the receipt will be used to repay the outstanding debt.

4. **LOCAL AGENDA 21 IMPLICATIONS**

- 4.1. This report will contribute towards ensuring that:

- Local needs are met locally

5. **EQUAL OPPORTUNITIES**

Any research of needs assessment done within communities and neighbourhoods identifies the particular needs of women, ethnic minorities, people with disabilities and other target groups.

6. **BACKGROUND**

- 6.1. There has been no demand for the properties in Rosefield Street and past letting initiatives by the Lochee Area Office have continued to fail. The bedsits are unpopular and have invariably been let to young applicants. There has been a high level of vandalism to the properties, meaning the relet repair costs are high.

7. **DETAIL OF PROPERTY**

Current Occupation						Tenanted/ Void	Tenanted/ Void
House No.	No. of Houses	No. Tenanted	No. Owners	Void	No. seeking rehousing	No. Bedsits	No. 2-apts.
4	8	2	4	2	1	1	3
6	8	5	0	3	1	8	0
8	8	1	0	7	0	8	0
10	8	3	0	5	2	8	0
17	5	0	3	2	0	2	0
19	5	0	3	2	0	2	0
TOTAL	42	11	10	21	4	29	3

- 7.1. There have been no improvements carried out in these properties since 1995.

8. **OPTIONS**

8.1. **Do Nothing**

Doing nothing would be unacceptable, due to the financial loss encountered by the Housing Department as a result of the rising voids, management costs and vandalism costs. This is not recommended.

8.2. **Try to Relet**

The Lochee Area Office have reported that previous attempts to relet the properties have been unsuccessful. There has been no demand for the bedsit flats and past initiatives have failed. Therefore this is unlikely to solve the long term letting problems experienced in these blocks. This is not recommended.

8.3. **Open Market Sale**

Sell all vacant properties on the open market to generate a capital receipt. Other currently occupied properties could be sold as they become void.

Open market sale is recommended for numbers 4, 17 and 19. This could generate a receipt of approximately £111,000.

Numbers 6, 8 and 10 are not suitable for market sale as the properties could be used to meet the demand in the social rented sector as outlined in 8.4. This could generate a receipt of approximately £288,000.

8.4. **Special Initiative**

- 8.4.1. The Housing (Scotland) Act 2001, Section 3 (2) came into effect on 30 September 2002. This imposes a duty on all local authorities to ensure that immediate temporary accommodation is available to any person(s) who present themselves roofless, whether or not in priority need. As a result the Council have to identify suitable premises can meet and support the needs of the client group.
- 8.4.2. Gowrie have expertise and a track record of managing accommodation of this type.
- 8.4.3. Rosefield Street will offer a range of temporary accommodation for single persons and childless couples between 18-35 years of age who require support to sustain tenancies and be able to move on to independent living.
- 8.4.4. Rosefield Street properties have the potential for medium term move-on accommodation. Clients would stay for approximately three months, and a maximum of six months.
- 8.4.5. Clients would be referred through the Lily Walker Centre or other homeless hostels and will have been assessed as being ready for interim accommodation and will be willing to cooperate with the support package.
- 8.4.6. Gowrie will refurbish the properties and are likely to provide 10 x 2apt. flats and a concierge station. This will reduce the density as at present there are 24 flats. The properties will be fully furnished and have white goods and the properties on the ground floor will be barrier free to accommodate wheelchair users.
- 8.4.7. The properties will be staffed overnight and at weekends by concierge. Support staff will provide the ten accommodated tenants with 7 hours support each per week. Therefore, there will be approximately 24-hour staff presence.
- 8.4.8. Clients will be on Short Scottish Secure Tenancies and will have set rules of occupancy, i.e. access only via concierge.
- 8.4.9. Concierge staff will be able to contact police to respond to problems in the flats or in any other part of Rosefield Street.
- 8.5. In order for this to progress Gowrie have indicated they would prefer vacant possession of all the properties identified.
- 8.6. This project demonstrates we are working in partnership to meet the requirements of the new legislation to provide temporary accommodation for homeless people.
- 8.7. This will contribute to a framework (100+ units) of additional temporary accommodation and achievement of a homelessness strategy objective to prevent repeat homelessness occurring.
- 8.8. This is the preferred option for numbers 6, 8 and 10.

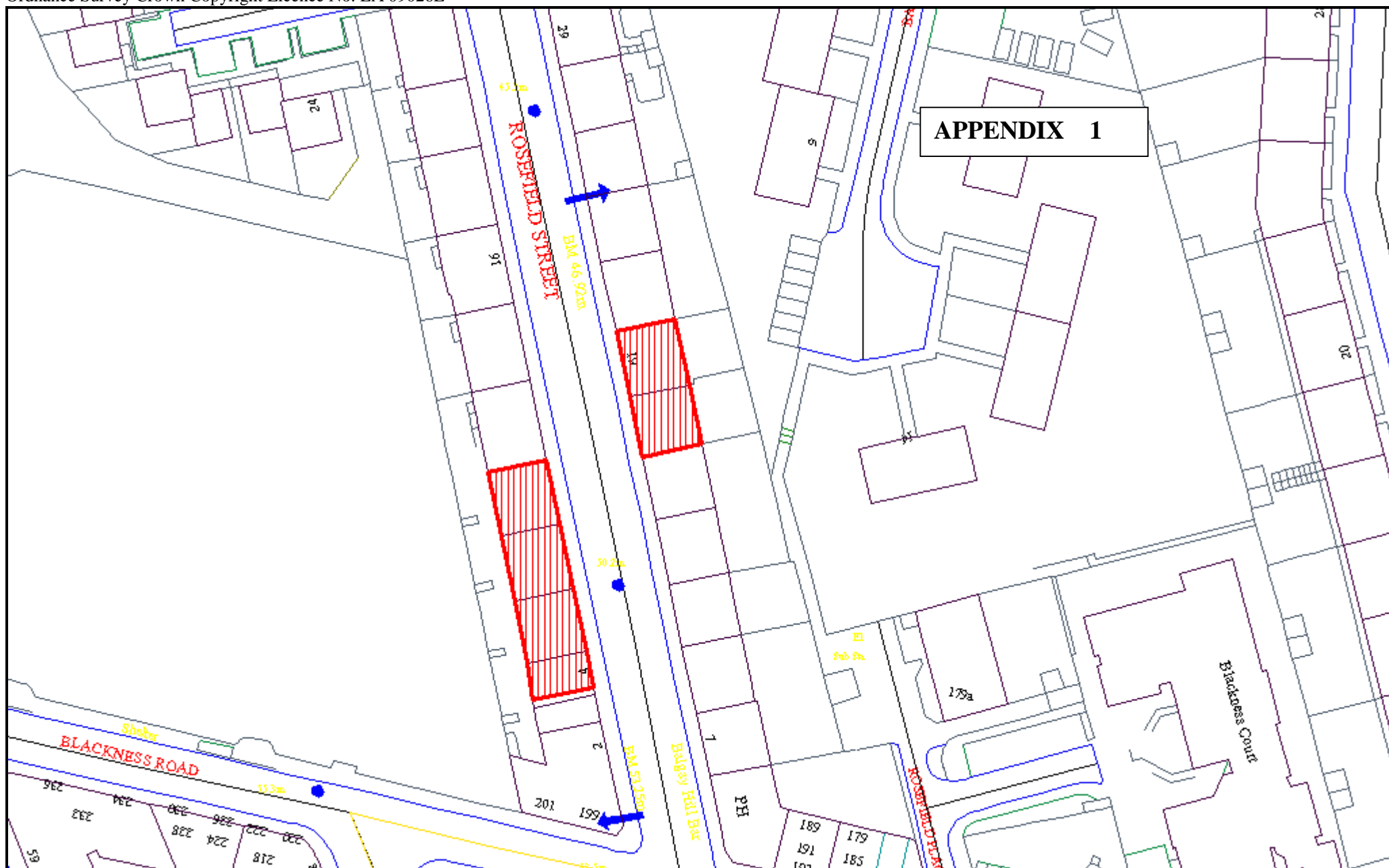
9. **CONSULTATION**

- 9.1. The local member has been consulted and is in support of the proposals.

- 9.2. The Chief Executive, Directors of Support Services, Finance, Economic Development and DFTA have been consulted.
- 9.3. A meeting was held with the tenants at 4, 6, 8 and 10 Rosefield Street to discuss the rehousing. Five tenants attended. Further efforts have been made to contact the other tenants and the outcome is:
- 6 out of 11 tenants are in support of the proposals.
 - 2 are against the proposals.
 - 3 have no major objections subject to satisfactory rehousing offers.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

FEBRUARY, 2003



APPENDIX 1

**APPENDIX 2****REHOUSING PACKAGE FOR RESIDENTS AFFECTED BY REDEVELOPMENT PROPOSAL
HOUSING (SCOTLAND) ACT 2001**

Now that the Council has approved the sale 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 decision to sell the property. Your 'date of entry' for the purposes of another transfer will be the date you moved into the house which is being sold.

If, however, your move as a result of the decision to sell, 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 to sell the properties.

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