

REPORT TO: Housing Committee – 17 March 2003

REPORT ON: Demolition of 84 flats at Kilwinning Place (1-56) and Fenwick Place (37-65), Whitfield, Dundee.

REPORT BY: Director of Housing

REPORT NO.: 176-2003

**1. PURPOSE OF REPORT**

To seek approval for the demolition of 56 flats at 1-56 Kilwinning Place, and 28 flats at 37-65 Fenwick Place, Whitfield, Dundee, (see Appendix 1).

**2. RECOMMENDATIONS**

It is recommended that Committee.

- 2.1. Agree to declare surplus and demolish 56 flats at 1-56 Kilwinning Place, and 28 flats at 37-65 Fenwick Place, Whitfield, Dundee.
- 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 City Engineer to prepare tenders and seek offers for demolition treatment at the appropriate time.
- 2.4. Remit the Director of Housing to bring forward proposals for redevelopment at the appropriate time.

**3. FINANCIAL IMPLICATIONS**

- 3.1. Demolition and post demolition costs are estimated at £210,000. These costs will be met from an allowance to be made in the 2003/2004 HRA Planned Maintenance Estimates.
- 3.2. Home Loss payments of £31,500 for the remaining 21 tenants will be met from an allowance to be made in the 2003/2004 HRA Planned Maintenance Estimates.
- 3.3. Should the above not be completed in the stated year, allowances shall be made in future 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 the betterment of residents.

**5. EQUAL OPPORTUNITIES IMPLICATIONS**

5.1. None.

**6. BACKGROUND**

6.1. The properties at Kilwinning Place, and Fenwick Place, meet the current criteria for the identification of "at risk" housing (see Appendix 3).

6.2. The Housing Department shall make every effort to accommodate the remaining tenants housing needs with opportunities for rehousing in the Whitfield area, through present stock or Housing Association properties.

6.3. It is anticipated that approval of the recommendations will contribute towards:

6.3.1. A reduction of surplus housing in the area.

6.3.2. Removal of vacant and largely derelict properties providing an opportunity to enhance the immediate environment for the benefit of residents.

6.4. It is, therefore, recommended that the properties identified in 2.1. are demolished and the remaining residents are awarded the current rehousing package and statutory Home Loss payment of £1,500.

**7. CONSULTATION**

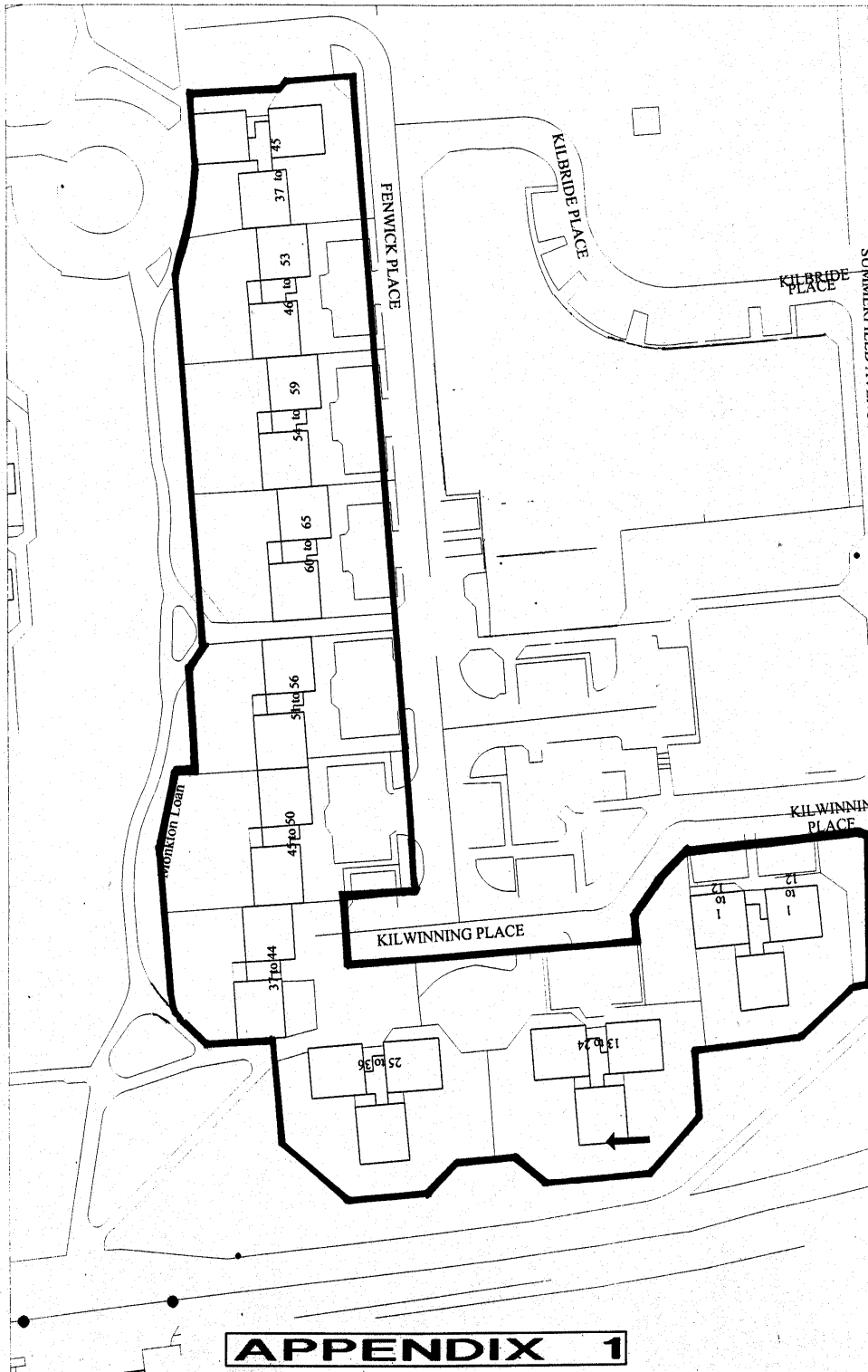
7.1. The remaining 21 residents have been consulted and 14 residents who responded were in support of the proposal.

7.2. The local Elected Member has been consulted.

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

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

**FEBRUARY 2003**





## APPENDIX 2

**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.

**Appendix 3**  
**Kilwinning Place / Fenwick Place**

**Occupancy Rates**

	<u>No.</u>	<u>Occupied</u>	<u>Vacant</u>	<u>% Vacant</u>
1 - 56 Kilwinning Place	56	15	41	73
37 - 65 Fenwick Place	28	6	22	79
<b>TOTAL</b>	<b>84</b>	<b>21</b>	<b>63</b>	<b>75</b>

**Terminations \* (1/2/02 - 1/2/03)**

	<u>No.</u>
1 - 56 Kilwinning Place	4
37 - 65 Fenwick Place	3
<b>TOTAL</b>	<b>7</b>

\* Turnover figures unavailable

**Demand**

1 - 56 Kilwinning Place	Nil
37 - 65 Fenwick Place	Nil

**Investment Requirements**

	<u>Costs</u>
Heating & Rewire	£504,000
E.C.M.	£35,200
Roughcast Repairs	£5,000
Roof Repairs	£10,000
Relet Repairs	£94,500
<b>TOTAL</b>	<b>£648,700</b>