

REPORT TO: HOUSING COMMITTEE – 18 MARCH 2002

**REPORT ON: DEMOLITION OF 8 AND 10 INVERCRAIG PLACE,
CHARLESTON, DUNDEE.**

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 220-2002

1. PURPOSE OF REPORT

- 1.1** To seek approval for the demolition of eight properties in Invercraig Place, Charleston, Dundee.
- 1.2** Approval of this report will contribute towards the achievement of the following Corporate Plan objectives:
- ”Tackle poor living conditions which are unpopular within communities, and take action to help residents put the heart back into their communities and provide quality housing and choice”.

2. RECOMMENDATIONS

- 2.1** It is recommended that Committee:
- 2.1.1** Approve the demolition of eight flats at 8 and 10 Invercraig Place (See Appendix 1).
- 2.1.2** Remit the City Engineer to prepare tenders and seek offers for demolition and post demolition treatment at the appropriate time.

3. FINANCIAL IMPLICATIONS

- 3.1** Demolition and post demolition costs are estimated at £41,804. This estimate is inclusive of professional fees, contingencies, tipping costs and permanent environmental improvements to the site. Costs will be met equally by Economic Development Department and Housing Department. An allowance of £21,000 has been made in the 2002/2003 HRA Planned Maintenance Budget and an allowance of £21,000 has been made in the Economic Development Capital Budget, Financial Plan 2001/2003.

4. LOCAL AGENDA 21 IMPLICATIONS

This Report will contribute towards ensuring that:

”Local needs are met locally” – removal of vacant and derelict buildings provide an opportunity to enhance immediate environmental conditions for the betterment of residents.

5. EQUAL OPPORTUNITIES IMPLICATIONS

None.

6. SUMMARY

6.1 8 Invercraig Place

6.1.1 Number 8 Invercraig Place is currently owned by Economic Development Department. The block was previously occupied by the Charleston Resource Centre but has been empty since July 2001. Since July, the block has been a target for vandalism and a popular place for youths to gather.

6.2 10 Invercraig Place

6.2.1 In August 2000, a report was prepared for the City Council's At Risk Working Group. The report identified properties throughout the City which meet the surplus housing criteria.

6.2.2 Included in the report was the property at 10 Invercraig Place. All the flats are currently empty, and the Housing Department believe that they have no sustainable future. As is the problem with No. 8 Invercraig, the empty block has become a popular place for youths to gather which is causing management problems within the nearby area.

6.3 It is anticipated that approval of this Report will contribute towards the following:

- a reduction of surplus houses in the area.
- removal of vacant and largely derelict properties, providing an opportunity to enhance immediate environmental conditions for the betterment of residents.
- achievement of the objectives of the Council's At Risk Working Group.

7. CONSULTATION

The following have been consulted:

- The Charleston Action Group
- The City Council's at Risk Working Group
- The Chief Executive, Directors of Finance, Support Services, Economic Development, Planning and Transportation, Chief Corporate Planning Officer and City Engineer.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

SIGNATURE _____

DATE _____

