

REPORT TO: HOUSING COMMITTEE – 18 APRIL 2005

**REPORT ON: BUILDING STRONGER COMMUNITIES -
PHYSICAL REGENERATION IN THE COUNCIL SECTOR –
SURPLUS HOUSING AT MENZIESHILL**

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 255-2005

1. PURPOSE OF REPORT

The purpose of this report is to inform Committee of the tenants responses to demolition proposals for the 'At Risk' properties in Menzieshill and to seek approval for the demolition of these properties.

2. RECOMMENDATIONS

2.1. It is recommended that Committee:

- 2.1.1. Agree that the 420 'At Risk' properties, including 39 sheltered houses, and associated lock-ups (105) be declared surplus for demolition (*see plan on Appendix 1*).
- 2.1.2. Remit the Director of Housing to award redevelopment priority status for rehousing together with the statutory Home Loss payment of £1,500 per household (see Appendix 2).
- 2.1.3. Remit the Director of Planning and Transportation to prepare tenders and seek offers for demolition at the appropriate time.
- 2.1.4. Remit the Director of Housing to bring forward proposals for redevelopment at the appropriate time.
- 2.1.5. Agree that Sheltered Housing Wardens posts, will become surplus should this report be approved. The Director of Social Work will consult with the Trade Unions and employees regarding suitable redeployment.

3. FINANCIAL IMPLICATIONS

- 3.1. Demolition costs for 420 properties and 105 associated lock-ups are estimated at £1,917,000.
- 3.2. Home Loss payments for the remaining 354 tenants is estimated at £531,000.

- 3.3. Home Loss payments for the remaining tenants, demolition and post demolition costs should be met from allowances in the HRA Planned Maintenance estimates during the period 2005/2006 to 2008/2009 and possibly subsequent years.

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 OPPORTUNITY IMPLICATIONS**

A commitment is made to involving and consulting communities and neighbourhoods on all issues which will affect them.

6. **BACKGROUND**

Reference is made to Article II of the minute of the Housing Committee meeting of 21 June 2004 wherein Committee agreed that the properties referred to in this report, along with other locations city-wide, be declared 'At Risk' with the possibility of demolition, subject to consultation with tenants affected.

6.1. **Consultation Feedback**

All residents were given the opportunity to attend public meetings or to meet privately with a member of staff to advise them on proposals:

88 in attendance (22.9%)
 71 for demolition (31 expressed a wish to stay in Menzieshill)
 17 against demolition
 8 home visits – no preference
 10 phonecalls – in favour of demolitions

Given the small number of tenants who attended consultation meetings, it was decided to send out a postal survey form to all tenants in an effort to persuade tenants to make their views known regarding demolition.

No of residents sent survey form	385
No of responses received	108 (28%)
Percentage in favour of demolition	61%
Percentage against demolition	39%

6.2. **Staffing Implications**

Caretaker posts, currently located at Menzieshill MSD will become surplus over a period of time should this report be approved. The Director of Housing has commenced discussions with the Trade Unions regarding the impact of the proposed demolitions on current employees in caretaking positions and it is intended that these discussions will continue.

In particular, the Trade Unions and employees will be consulted regarding the future of those employees whose caretaking positions will become surplus.

A wider review of the Housing Department structure, now underway, will address the implications for all other staff. Trade Unions will be consulted on this in due course.

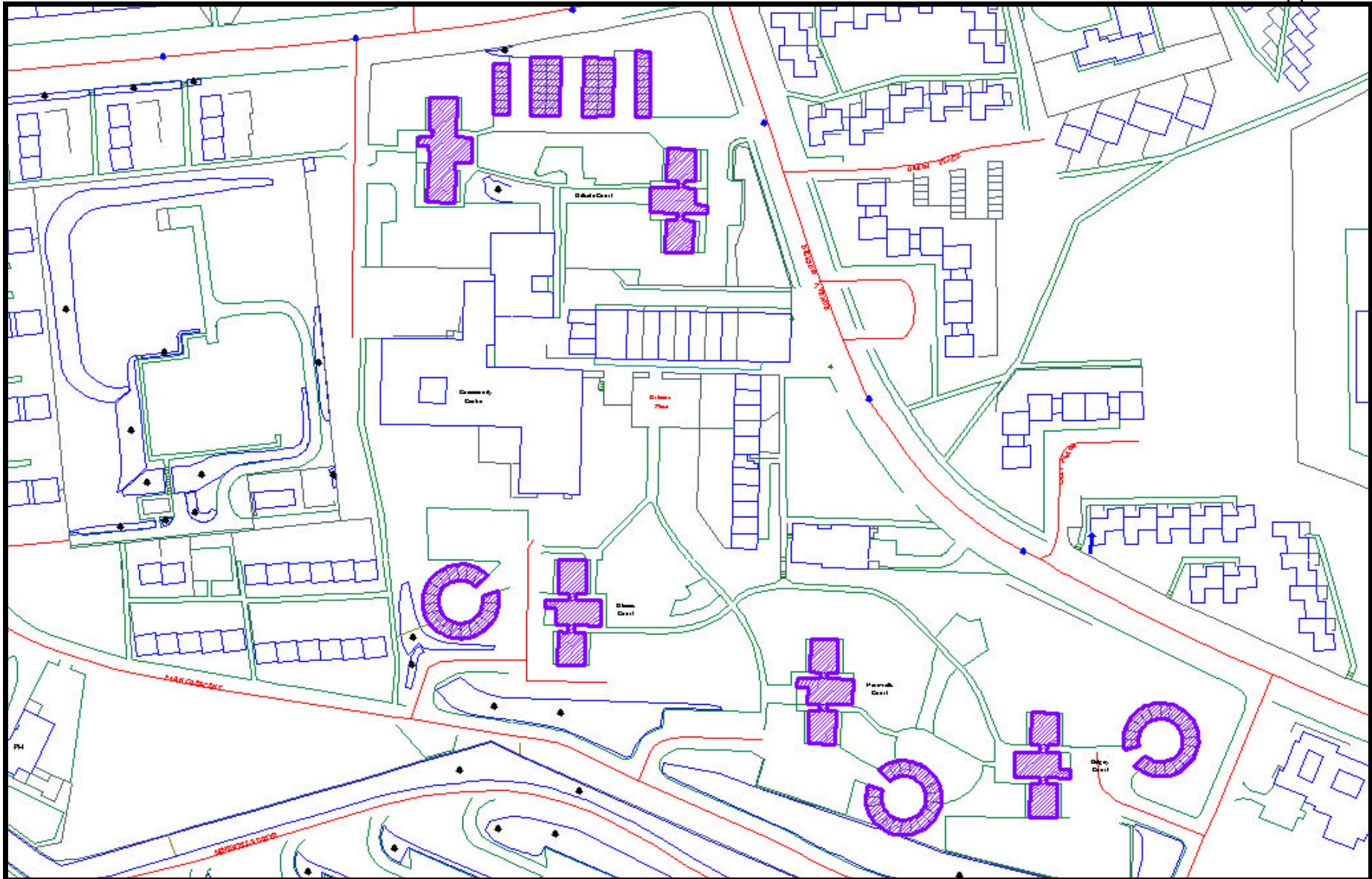
- 6.2.1. Sheltered housing wardens' posts, currently located at Menzieshill multis will become surplus should this report be approved. The Director of Social Work will consult with Trade Unions and employees regarding suitable redeployment of warden in post.
- 6.3. The local Elected Members have been consulted.
- 6.4. The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services), Assistant Chief Executive (Management), Assistant Chief Executive (Community Planning), Director of Planning and Transportation and Director of Social Work have been consulted.

7. **BACKGROUND PAPERS**

- 7.1. Building Stronger Communities – Physical Regeneration in the Council Sector – June 2004.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

February 2005



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DUNDEE CITY COUNCIL LA.09026L 2003

REHOUSING PACKAGE FOR RESIDENTS AFFECTED BY DEMOLITION PROPOSAL

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.