

**REPORT TO: HOUSING COMMITTEE – 19 JUNE 2000**

**REPORT ON: DEMOLITION OF 90-228 ROSEMOUNT ROAD, DUNDEE.**

**REPORT BY: DIRECTOR OF HOUSING**

**REPORT NO.: 383-2000**

**1. PURPOSE OF REPORT**

1.1. The purpose of this report is to seek approval for the demolition of 69 properties at 90-228 Rosemount Road, Dundee, (see Appendix 1).

1.2. Approval of this report will contribute towards the achievement of the following Corporate Plan objective:

‘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’.

‘Ensure a child friendly, secure and healthy environment’.

**2. RECOMMENDATIONS**

It is recommended that Committee:

2.1. Agree that the above properties be declared surplus for demolition.

2.2. Remit the Director of Housing to award priority rehousing status to the remaining tenants as outlined in Appendix II, together with the statutory Home Loss payment of £1,500.

2.3. Remit the Director of Housing to bring forward proposals for demolition 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. Home loss payments for the remaining 44 tenants amounts to a total of £66,000 which can be met from an allowance in the 2000/2001 and 2000/2002 HRA Planned Maintenance Estimates.

3.2. Demolition and post demolition costs are estimated at £172,500. This is inclusive of professional fees, contingencies and topping costs and can be met from an allowance in the 2001/2002 Non HRA Capital Estimates.

**4. LOCAL AGENDA 21 IMPLICATIONS**

**4.1. Local Needs are Met Locally**

Removal of vacant and derelict buildings will provide an opportunity to enhance immediate environmental conditions for the betterment of residents.

**5. EQUAL OPPORTUNITIES IMPLICATIONS**

None.

**6. SUMMARY**

- 6.1. In 1997, a number of management problems were emerging in some of the properties in the Ardler estate, particularly with regard to low demand and high voids. The City Council responded with a programme of early action which included demolition approval of the properties at 61-211 Turnberry Avenue, in October 1997, and 213-385 Turnberry Avenue, in June 1998.
- 6.2. With the subsequent stock transfer proposals for the NHP with Sanctuary Housing Association, no further decisions have been made about any of the properties in the area. During this time, pressure from local residents to take an early decision on the properties has been increasing.
- 6.3. The properties currently meet the City Council's criteria for surplus housing and an early demolition decision would enable the redevelopment proposals by Wimpy Homes to progress, thus contributing towards the New Housing Partnership regeneration programme proposed for the estate.

**7. CONSULTATIONS**

- 7.1. Tenants' meetings were held on 23 May 2000, and of the remaining 44 residents, 25 indicated their support of the demolition proposal. All residents were advised of the proposals contained in this report and no opposition was received.
- 7.2. The Ardler Steering Group have been consulted.
- 7.3. The local Elected Member has been consulted.
- 7.4. The Chief Executive, Directors of Economic Development, Finance, Support Services, Planning and Transportation, Corporate Planning and City Engineer have been consulted.

**8. BACKGROUND PAPERS**

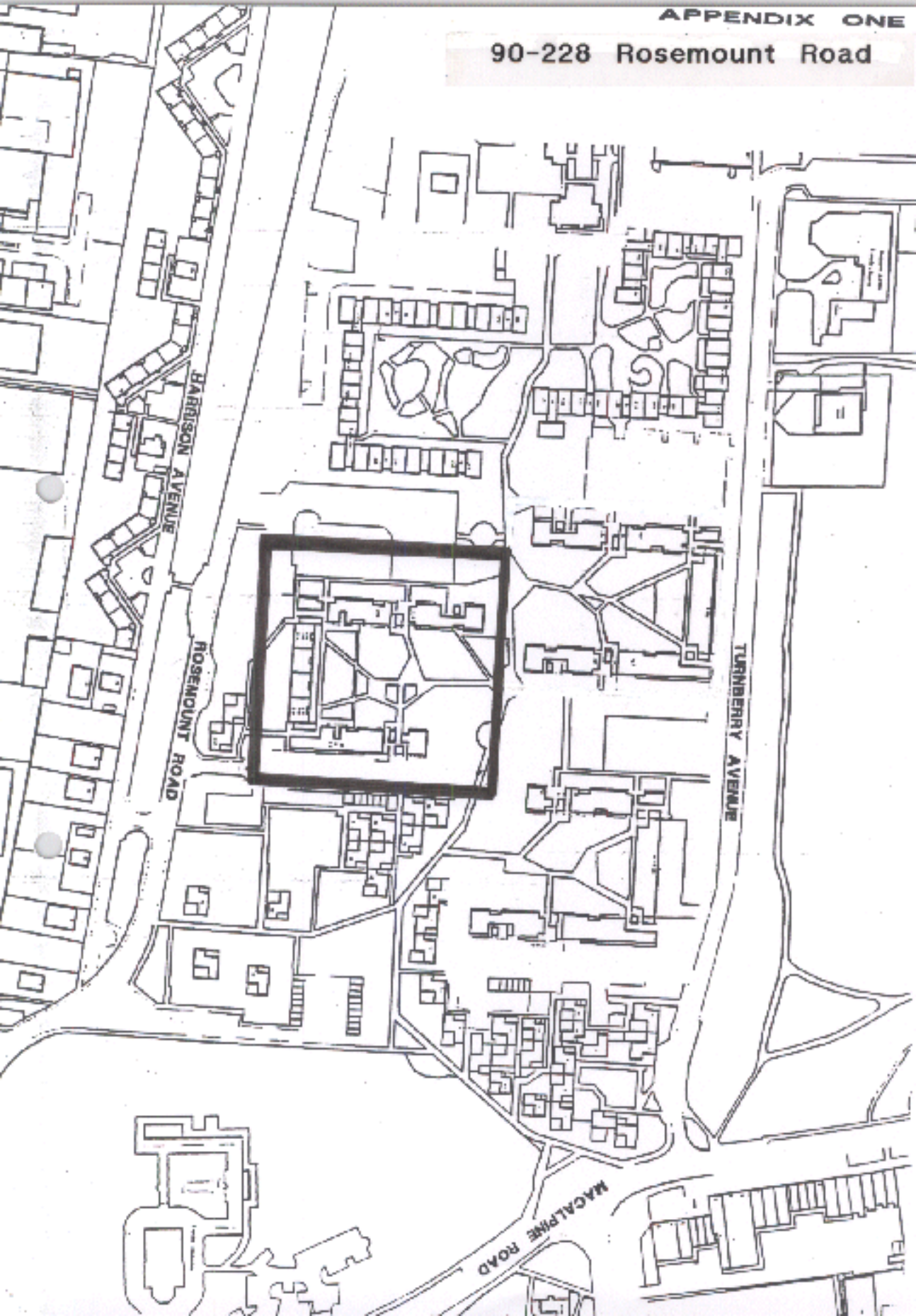
Agenda note to Housing Committee, 15 March 2000.  
 Report to Housing Committee, 14 December 1998.  
 Report to Housing Committee, 18 October 1999.

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

**SIGNED** \_\_\_\_\_

**DATE** \_\_\_\_\_

90-228 Rosemount Road



REHOUSING PACKAGE FOR TENANTS AFFECTED BY DEMOLITION PROPOSALS

Under the House Letting Regulations currently in place, tenants will be given the following rehousing priority:

- (i) The housing offered will be up to medium demand.
- (ii) The offer of housing will be within the same management area as their house which is approved for demolition.
- (iii) The offer of medium demand housing will be of a similar size and type to that which the householder is vacating unless there is a demonstrable need for housing which is of a different size or type.
- (iv) Where no medium demand housing suitable to the needs of a household is available (or cannot be expected to become available within a reasonable timescale) within the same management area as that which is being vacated, then they may be offered medium demand housing in another management area to suit their needs. This housing will be of a similar level of demand to that which they would have been offered in their own management area.
- (v) Households who accept a redevelopment transfer on a like to like basis (i.e. it does not meet a housing need as defined by the Letting Regulations and in a similar size and type of housing) will retain any points accrued by a valid application for rehousing submitted prior to the redevelopment transfer. Households who accept like to like transfers will also retain the date of entry to the house which is to be demolished for application of the "six year rule".
- (vi) Households who accept a redevelopment transfer which is to housing which meets a "housing need" (as defined by the House Letting Regulations) will not retain any points accrued on an application for rehousing submitted prior to the redevelopment transfer. The date of entry to the house accepted under the redevelopment transfer will be used for application of the six year rule.

Tenants will be eligible for a Statutory Home Loss Payment of £1,500.