

REPORT TO: HOUSING COMMITTEE – 28 OCTOBER 2013

REPORT ON: 1A RUSSELL PLACE, DUNDEE

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 422-2013

1. PURPOSE OF REPORT

- 1.1. The purpose of this report is to seek approval to demolish the property at 1A Russell Place, Dundee.

2. RECOMMENDATIONS

- 2.1. It is recommended that Committee agree to:
- i. The demolition of the house at 1A Russell Place, Dundee.
 - ii. That the City Engineer negotiates with Safedem Limited, to undertake all necessary demolition works within the terms of the Derby Street/Russell Place demolition contract.

3. FINANCIAL IMPLICATIONS

- 3.1. The City Engineer has advised that the cost of demolishing this property will be absorbed within the costs of the existing Derby Street/Russell Place demolition contract at no additional cost to Dundee City Council.

4. MAIN TEXT

- 4.1. The Hilltown Physical Regeneration Framework, approved in 2008, includes a possible framework for the redevelopment of the Derby Street neighbourhood. This framework recognises that this is a long term ambition. The illustrative design principle, incorporated into this document, shows the removal of 1A Russell Place, and other properties. Whilst it is recognised that this is a draft, removal of this property at this time, in a cost efficient and effective manner, will aide the realisation of a redevelopment vision for the area which is already underway with the demolition of the Derby Street multistoreys and other properties in Russell Place.
- 4.2. The tenancy of this detached two storey 3 bed roomed cottage was voluntarily terminated on 10 June 2013.
- 4.3. Whilst this property currently sits within the fenced site compound for the Derby Street multistoreys, a full relet inspection has been carried out. The house requires major repairs and full redecoration with significant expenditure to bring it up to Scottish Housing Quality Standard and relet standards. The property suffered localised damage to masonry and rainwater goods during the multistoreys demolition process.
- 4.4. Removal of demolition debris from the multistoreys and Russell Place is expected to continue to at least January 2014. Thereafter post demolition works will be carried out to make the site safe, tidy and manageable until a developer is identified for its future redevelopment.

There is a high probability that the house will be considered as being very isolated and a high security/vandalism risk or target. It will not be overlooked by other properties. It is considered that there will be a high refusal rate in trying to relet this house and housing management costs will escalate in these circumstances.

- 4.5. A potential developer could see the existence of the property as a burden to redevelopment and impact on site valuation. Alternatively a potential developer might seek to ensure that the property is demolished as a condition of sale.
- 4.6. To best meet the objectives of the Hilltown Physical Regeneration Framework it is recommended that this house be demolished.

5. **POLICY IMPLICATIONS**

This report has been screened for any policy implications in respect of Sustainability, Strategic environment assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

6. **CONSULTATIONS**

The Chief Executive, Director of Corporate Services, Head of Democratic and Legal services and Director of City Development have been consulted and are in agreement with the contents of this report.

7. **BACKGROUND PAPERS**

None.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

October 2013