

**REPORT TO: HOUSING COMMITTEE – 18 AUGUST 2003**

**REPORT ON: HOUSING (SCOTLAND) ACT 1987 – SECTION 108 -  
REPAIRS NOTICE – 99 – 105A NETHERGATE, DUNDEE**

**REPORT BY: DIRECTOR OF HOUSING**

**REPORT NO: 452-2003**

**1. PURPOSE OF REPORT**

1.1 The purpose of this report is to seek approval for the service of a Repairs Notice on the property at 99-105A Nethergate, Dundee, to carry out the necessary repairs.

**2. RECOMMENDATIONS**

2.1 It is recommended that the Committee approve the service of a Repairs Notice in terms of the Section 108 Housing (Scotland) Act 1987, with a time limit of, as nearly as maybe, six months for compliance with the terms of the Notice.

2.2 It is further recommended that should owners fail to comply with the terms of the Notice, the Council should instruct the work to be carried out in default and that the Director of Housing, in consultation as appropriate with the relevant departments, should appoint suitable consultants to execute the work required.

2.3 Should default action be implemented, the appropriate Officers be instructed to authorise and arrange payments to the engaged consultants as appropriate.

**3. FINANCIAL IMPLICATIONS**

3.1 This expenditure can be funded from Revenue. Repairs Grants of 50% of approved costs to a maximum of £7,800 (£3,900) are available to owners of flatted dwellings and owners of commercial premises. The difference between the amount of grant awarded and the total cost of work will be recoverable from the owners.

**4. LOCAL AGENDA IMPLICATIONS**

4.1 The recommendation within the Report will meet the Local Agenda 21 objectives by ensuring that diversity and local distinctiveness are valued and protected.

The service of this Repairs Notice will ensure that local residents are assisted to bring their homes up to a good standard of repair and, therefore, enhancing the visual image of the City.

**5. EQUAL OPPORTUNITIES IMPLICATIONS**

5.1 The service of the Repairs Notice will further enhance the City Council's objectives to improve the living environment of its citizens.

**6. MAIN TEXT**

- 6.1** The property at 99-105A Nethergate, Dundee, is situated in a prime location in the City Centre, in close proximity to the prestigious Dundee Contemporary Arts Centre and comprises ten flats and two commercial premises.

The property is a Category 'C(s)' listed building situated in the South Tay Street Conservation Area. This Conservation Area is regarded as outstanding by the Historic Buildings Council for Scotland.

The building is in a state of severe disrepair and mutual works are now required to secure the life expectancy of the property.

The service of a Repairs Notice will allow default procedures to be implemented, if necessary, to ensure the work is undertaken.

A Repairs Notice will also enable commercial premises to apply for Repair Grant assistance (50% of £7,800).

**7. CONSULTATION**

- 7.1** All Chief Officers have been consulted on this report

**8. BACKGROUND PAPERS**

- 8.1** Survey report by Architectural Services.

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

**June 2003**