

REPORT TO: HOUSING COMMITTEE 17 JUNE, 2002

**REPORT ON: DEMOLITION OF FLATS
IN MILL O'MAINS AND LINLATHEN, DUNDEE**

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 482-2002

1. PURPOSE OF REPORT

- 1.1. To seek approval for the demolition of 154 properties in Mill O'Mains and 30 properties in Linlathen, Dundee.

2. RECOMMENDATIONS

- 2.1. Agree to declare surplus and demolish:
- 32 flats at 10, 11, 18 Gruinard Terrace (*Appendix 1*);
 - 18 flats at 11, 12, 13 Colonsay Terrace (*Appendix 1*);
 - 32 flats at 1, 2, 3, 4 Lewis Terrace (*Appendix 1*);
 - 24 flats at 1, 2 Mull Terrace (*Appendix 1*);
 - 48 flats at 1, 2, 5, 6 Uist Terrace, including 4 sheltered properties (*Appendix 1*);
 - 18 flats at 3, 5, 7 Cumnock Place; and
 - 12 flats at 23 and 25 Honeygreen Road (*Appendix 2*).
- 2.2. Remit the Director of Housing to award priority rehousing status to the remaining tenants on a phased basis at the Director of Housing's discretion as outlined in 7.1 of this report, together with the statutory Home Loss payment of £1,500 (*Appendix 3*).
- 2.3. Approve, in principle, the repurchase of the 2 owner-occupied properties, remit the Director of Economic Development to enter negotiations with the 2 owners on a "without prejudice" basis and remit the Director of Housing to award the appropriate financial and rehousing package (*Appendix 4*).
- 2.4. Remit the City Engineer to prepare tenders and seek offers for demolition and post-demolition treatment at the appropriate time.
- 2.5. Remit the Director of Housing to bring forward proposals for redevelopment where appropriate; it is unlikely that the cleared land in Mill O'Mains will be redeveloped in the foreseeable future but, it is possible that the land in Linlathen will be redeveloped in the future.

3. FINANCIAL IMPLICATIONS

- 3.1. Demolition and post-demolition costs are estimated at £553,278.25. This includes £463,341.50 Mill O'Mains and £89,936.75 for Linlathen. This estimate is inclusive of professional fees, contingencies, tipping and permanent environmental improvements to the site. These costs will be met from an allowance to be made in the 2002/2003 HRA Planned Maintenance Budget.
- 3.2. Home Loss payments amounting to £88,500 for the remaining 59 tenants in Mill O'Mains, and £13,500 for the remaining 9 tenants in Linlathen, will be met from an allowance to be

made in the 2002/2003 HRA Planned Maintenance Budget.

3.3. Allowances will be made in the 2002/2003 HRA Planned Maintenance Budget for the compensation package to the 2 owner-occupiers in Mill O'Mains.

3.4. If the expenditure reported in 3.1, 3.2 and 3.3 is not achieved during 2002/2003, allowances will be made in the 2003/2004 HRA Planned Maintenance Estimates.

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

None.

6. BACKGROUND

6.1. The City Council's At Risk Working Group met on 15 February 2002 and recommended that the properties listed in paragraph 6.2, be regarded as "at risk" of being demolished due to lack of demand. The majority are 2 apartment flats for which there is no expressed demand; at least 85% of the void houses have been empty in excess of 6 months.

6.2. Properties for Declaration as at Risk

			Void	Occupied
3, 5, 7	Cumnock Place	18 x 2 apts	11 (61%)	7
23, 25	Honeygreen Road	12 x 2 apts	10 (83%)	2
10, 11, 18	Gruinard Terrace	32 x 2 apts	12 (38%)	20
1, 2, 3, 4	Lewis Terrace	32 x 2 apts	22 (69%)	10
1, 2	Mull Terrace	24 x 2 apts	18 (75%)	6
1, 2, 5, 6	Uist Terrace	48 x 2 apts	23 (45%)	25
11, 12, 13	Colonsay Terrace	12 x 3 apts 6 x 4 apts	10 (83%) 6 (100%)	2 0
	TOTAL	184	112 (61%)	72

6.3. It is anticipated that approval of the recommendations will contribute towards:

- A reduction of surplus housing in the area.
- Removal of vacant and largely derelict properties, providing an opportunity to enhance the immediate environment for the benefit of residents.
- The protection of investment in other similar properties in the area, allowing the Area Office to direct management objectives to more sustainable "core property".

7. **REHOUSING**

- 7.1. A sensitive approach to rehousing 61 residents in Mill O'Mains must be taken. It is, therefore, proposed that on approval of this report, tenants in Colonsay Terrace, Lewis Terrace and Mull Terrace will be afforded priority rehousing status together with the statutory Home Loss payments. Once these blocks reduce to a manageable number, say 5, the remaining tenants in Gruinard Terrace and Uist Terrace will be afforded rehousing status. However, should tenants in Gruinard Terrace or Uist Terrace be rehoused in the intervening period, subject to the approval of this report, as per Letting Regulations, they should be afforded the statutory Home Loss payment at that time.
- 7.2. Due to the small number of tenants remaining in the Linlathen area, the rehousing will not be phased and will commence as soon as possible, subject to approval of this report.

8. **CONSULTATION**

8.1. **Mill O'Mains**

The remaining residents have been consulted and 31 of the 37 residents who responded were in support of the proposals.

The majority of the residents in 18 Gruinard Terrace who responded (*4 out of 9 residents*) requested that their block is not demolished and the Housing Department make efforts to let the remaining voids (*3 No*).

The Housing Department does not support this view in that there is insufficient demand which could sustain long-term tenancies. The costs of bringing these 3 properties back into the letting pool is estimated at £6,000 which is not Best Value to the Department.

8.2. **Linlathen**

The remaining residents have been consulted and 6 of the 7 residents who responded were in support of the proposals.

8.3. The local Elected Members have been consulted.

8.4. The Chief Executive, Directors of Finance, Support Services; Economic Development; Planning and Transportation, Chief Corporate Planning Officer and City Engineer have been consulted.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

SIGNATURE

DATE

APPENDIX 1
ORDNANCE SURVEY LICENCE NO. LA09026L



APPENDIX 2



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revision

City Engineer			Planning Supervisor	
Drawn	Checked	Drg.Nr.	Scale	Date
A.D.B.		4/02500/SK1		22/5/02
Project	3,5,7 Cumnock Place & 23, 25 Honeygreen Road			
Drawing Title	Location Plan - Appendix 2			



Planning and Transportation
City Engineers Division

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REHOUSING PACKAGE FOR RESIDENTS AFFECTED BY DEMOLITION PROPOSAL
HOUSING (SCOTLAND) ACT 2001

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.

COMPENSATORY PACKAGE FOR OWNERS AFFECTED BY DEMOLITION PROPOSAL
HOUSING (SCOTLAND) ACT 2001

1. Owners occupying housing which has been approved for demolition by the Council will be offered alternative Council housing which is of the same size and type to the one you are required to leave (Redevelopment Transfer).

The offer of housing will be within the same management area as the house which is approved for demolition.

The offer of 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.

Where no 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 housing in another management area to suit their needs. This housing will be of a similar size and type to that which they would have been offered in their own management area.

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 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.

2. Director of Economic Development will enter into preliminary discussions to repurchase the remaining one privately owned property with the owner on a 'without prejudice' basis.
3. Statutory Home Loss payment, calculated at 10% of the owner's interest in the property, up to a maximum of £15,000 and a minimum of £1,500.
4. Statutory Disturbance Allowance as directed by the Director of Economic Development on an individual basis.