

**REPORT TO: DUNDEE CITY COUNCIL AS TRUSTEES FOR THE
FLEMING TRUST COMMITTEE – 15 OCTOBER 2001**

REPORT ON: FLEMING GARDENS INTEGRATIONS PHASES 8 AND 9

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 681-2001

1. PURPOSE OF REPORT

- 1.1. The purpose of this report is to confirm the continuation of the programme of integration of the existing bedsit accommodation at no 4 and no 8 Fleming Gardens South which are highlighted as phases 8 and 9 in the original report in respect of the Fleming Trust Integration Programme.
- 1.2. Agree the recommended change in the proposed design.

2. RECOMMENDATIONS

- 2.1. Remit the Director of Housing to undertake the conversion of 32 no bedsit properties at no 4 and no 8 Fleming Gardens South into 12 no 3/4 apartment properties.
- 2.2. Remit the City Architectural Services Officer to seek offers for this project.

3. FINANCIAL IMPLICATIONS

- 3.1. This phase which is programmed for financial year 2001/2002 is estimated by the City Architectural Services Officer, as a spend of £480,000.00.
- 3.2. The works will be the subject of an application for a Repairs Grant under the Housing Scotland Act 1987.
- 3.3. The Fleming Trust can meet the project costs.
- 3.4. Funding of £180,000.00 has been sought from the Empty House Initiative from 2001/02 budgets. For this bid to be successful, works need to commence in January 2002.

4. LOCAL AGENDA IMPLICATIONS

- 4.1. The installation of energy efficient heating systems and insulation will improve the energy efficiency of the dwellings and contribute to a reduction in CO² emissions.

5. EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1. A wider range of house type and size would be created in the Fleming Gardens Area.

6. BACKGROUND

6.1. A surplus of 2 apartment, and in particular sheltered 2 apartment stock has been identified in the City, and any further integrations of this size will be difficult to let. Area letting teams are highlighting a demand for family sized accommodation, which is difficult to meet.

6.2. Recent conversions of similar properties have demonstrated that integration to provide good quality family sized housing is possible.

Early feasibility study sketches have already been produced and prove that each of the blocks in this phase can be successfully converted from 16 no bedsit flats to provide 2 no 4 apartment 2 storey houses at each end with 4 no 4 apartment flats having an equal share of the existing central stairway, which would have a controlled entry system. The sketches indicate a good standard of space planning with more than adequate room sizes and general accommodation and storage facilities.

6.3. Revenue generated from the proposed conversion would exceed that generated by 8 x 2 apartment bedsit flats (based on current average rents).

6.4. Omission of a warden call system would open up the properties to Right to Buy (although the cost floor ceiling rules may make this sale price prohibitive). Early indications show that the houses would carry a value of c £50k and flats would have a value of c £40k, which for a 10 year period would be the selling price.

6.5. There have been some concerns raised in respect of introducing family housing in the midst of largely elderly population with a possibility of creating management problems. However, the estate is already partly mixed, but it is recognised that family sizes will be taken into account for letting purposes.

6.6. The cost for this type of conversion is comparable with creating 2 apartment houses. The costs indicated include for roof replacement which would be necessary irrespective of the accommodation to be provided.

7. CONSULTATION

7.1. All Chief Officers have been consulted on the content of this report.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

SIGNATURE

DATE
