

REPORT TO: HOUSING COMMITTEE – 15 DECEMBER 2003

**REPORT ON: HOUSING (SCOTLAND) ACT 1987
SECTION 108 – REPAIRS NOTICE
1 RUSTIC PLACE & 69 CONSTITUTION ROAD,
DUNDEE**

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 689-2003

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 1 Rustic Place and 69 Constitution Road, 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 Section 108 Housing (Scotland) Act 1987, with a time limit of, as nearly as may be, 6 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 will be funded from Revenue and is recoverable from the owners concerned. Owners of flatted dwellings and owners of commercial premises will be eligible to apply for grant assistance based on one of two options under the new grant system. Applicants will receive a minimum percentage grant of 50% or higher percentage grant as determined by the relevant Test of Resources. Under the new system, the revised maximum approved expense limit will be £20,000 or a lower capped figure as determined by the Council.

4. LOCAL AGENDA 21 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**

The property at 1 Rustic Place and 69 Constitution Road, Dundee, is situated near to the City Centre and comprises 14 flats.

The property is a Category 'B' listed building located in the Inner City Area.

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.

7. **BACKGROUND PAPERS**

- 7.1. Survey Report by Architectural Services.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

26 SEPTEMBER 2003