

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 26 JANUARY 2005

**PROPOSED DEMOLITION OF LOCK-UPS No's 21-24 AT DEE AVENUE,
KILMARNOCK.**

REPORT BY THE EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

1. PURPOSE OF REPORT

- 1.1 To seek approval to demolish four lock-ups located at 21 to 24 Dee Avenue, Kilmarnock.

2. BACKGROUND

- 2.1 The lock-ups are located in Dee Avenue, Kilmarnock and form part of a site which consists of 24 lock-ups. These particular lock-ups have been empty for some time and the local area Housing Team report that there is no registered demand from prospective tenants. Over the past few months the lock-ups have been subjected to sustained vandalism.

3. CURRENT POSITION

- 3.1 The four lock-ups are now so badly damaged that they are considered to be beyond cost effective repair and should be demolished to alleviate Health and Safety concerns.
- 3.2 Arrangements are already in hand to seek building warrants to demolish the four lock-ups. Once these warrants are obtained, it is proposed to carry out the demolition works at the earliest possible date.
- 3.3 The local member has been consulted and has no objection to the proposal.

4. FINANCIAL IMPLICATIONS

- 4.1 If approved, the cost of the proposed works will be met from agreed Housing budgets.

5. POLICY IMPLICATIONS

- 5.1 The proposed works support the Community Planning themes of Improving the Environment and Improving Community Safety.

6. LEGAL IMPLICATIONS

- 6.1 The Council as proprietor can demolish buildings in its ownership subject to the termination of any leases of let. Since the properties are empty, there are no tenants directly affected by this proposals.

7. CONCLUSIONS

7.1 The proposed demolitions will remove Health and Safety risks to the general public.

8. RECOMMENDATIONS

8.1 The Committee are recommended to:-

- (i) agree the demolition of lock-ups no's 21-24 Dee Avenue, Kilmarnock, and
- (ii) otherwise note the contents of this report

William Stafford
Executive Director of Neighbourhood Services

CMCA/JP/LA

15 December 2004

LIST OF BACKGROUND PAPERS

NIL

For further information on this report please contact John Pickering, Area Manager on 01563 554656.

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