

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE - 26 JANUARY 2005

VOID MANAGEMENT – PROPOSED DEMOLITION OF PROPERTIES 24, 26, 31 AND 33 MOSSIDE PLACE ONTHANK

Report by Executive Director of Neighbourhood Services

1. PURPOSE OF REPORT

- 1.1 To seek authority to demolish the block of 4 flats located at 24, 26, 31 and 33 Mosside Place, Onthank.

2. BACKGROUND

- 2.1 Previous reports to this Committee have highlighted difficulties of long term voids within the Council's housing stock and Members have approved a series of demolitions where properties are in poor condition and for which there is little or no demand from potential tenants.

3. PROPOSAL

- 3.1 The block of 4 apt flats comprising 24, 26, 31 and 33 Mosside Place have been empty for some time and the local area Housing Team report that there is little likelihood that they can be let in the foreseeable future. There is no demand for these flats from applicants registered on the waiting lists. The properties themselves are in need of major upgrading and have been damaged by vandals. It is therefore proposed to demolish the block of flats and thereafter, to re-instate the ground in order to improve the local environment.
- 3.2 The Local Member has been consulted and supports this proposal.

4. FINANCIAL IMPLICATIONS

- 4.1 If approved, the cost of the proposed works will be met from the Council's HRA funded Housing Investment Programme.

5. LEGAL AUTHORITY/IMPLICATIONS

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

6. POLICY IMPLICATIONS

- 6.1 The proposed actions support the Community Planning themes of Improving the Environment and Improving Community Safety.

7. CONCLUSIONS

7.1 The proposed demolitions will improve the local environment and reduce health and safety risks to other local residents.

8.1 RECOMMENDATIONS

8.1 The Committee are recommended to:-

- (i) Agree to proceed with the demolition as detailed in Paragraph 3.1; and
- (ii) otherwise note the contents of the report

William Stafford
Executive Director of Neighbourhood Services

CMCA/GD/LA

15 December 2004

LIST OF BACKGROUND PAPERS

Nil

For further information on this report please contact Gerald Docherty, Area Manager on 01563 576628

Implementation Officer : Chris McAleavey, Head of Housing