

## **EAST AYRSHIRE COUNCIL**

### **HOUSING COMMITTEE – 21 MARCH 2007**

#### **PROPOSED DEMOLITIONS AT SOMERVILLE STREET, CATRINE**

##### **Report by Executive Director of Neighbourhood Services**

#### **1. PURPOSE OF REPORT**

- 1.1 To advise members of the poor condition and low demand for Council properties at 17 – 25 Somerville Street, Catrine and recommend demolition of the block of five properties.

#### **2. BACKGROUND**

- 2.1 The houses at 17, 19, 21, 23 and 25 Somerville Street, Catrine form a five house block. 21 Somerville Street is a two storey cottage with 17, 19, 23 and 25 being flatted houses with two flats being attached to either side of the cottage property. The block of properties is completely vacant with the flat at 23 being badly fire damaged.

#### **3. PROPOSAL**

- 3.1 The block of five properties is in very poor condition. The property requires rewiring and re-roofing. Further improvements would be required to the fabric of the building and to improve internal services in all five houses, including the refurbishment of kitchens and toilets, to permit letting to new tenants.
- 3.2 It is estimated that a minimum budget of £35,000 would be required to carry out necessary works to the building fabric and internal services. This does not include the costs to repair the fire damage at 23 Somerville Street.

#### **4. CURRENT POSITION**

- 4.1 The Local Member has been consulted and offers no objection to the demolition of the properties.
- 4.2 The residents of Somerville Street, Catrine have been consulted and they support the proposal.

#### **5. FINANCIAL IMPLICATIONS**

- 5.1 The cost of the demolition is estimated at around £23,000. The Council's insurers have indicated that they will make a contribution towards the demolition of the property as they are not required to fund the reinstatement of the fire damaged property at 23 Somerville Street. The remainder of the costs would need to be funded from the 2007/08 Housing Revenue Account.

5.2 The area of ground could be marketed thereafter and any income received would be a receipt to the Housing Capital Account.

## **6. LEGAL IMPLICATIONS**

6.1 Nil

## **7. POLICY IMPLICATIONS**

7.1 Nil

## **8. CONCLUSIONS**

8.1 The demolition of the properties would save considerable spend on properties for which there is limited demand from waiting list applicants.

## **9. RECOMMENDATIONS**

9.1 The Committee are recommended to:

- (i) authorise the Executive Director of Neighbourhood Services to proceed with the demolition of these properties in accordance with the Council's agreed procedures; and
- (ii) otherwise, note the contents of this report.

**William Stafford**  
**Executive Director of Neighbourhood Services**

CMCA/PG/LA

27 February 2007

## **LIST OF BACKGROUND PAPERS**

**Nil**

Implementation Officer – [chris.mcaleavey@east-ayrshire.gov.uk](mailto:chris.mcaleavey@east-ayrshire.gov.uk)