

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 19 MAY 2004

**PROPOSED DEMOLITION OF LOCK-UPS IN BETTER NEIGHBOURHOOD
PATHFINDER AREAS**

Report by Executive Director of Neighbourhood Services

1. PURPOSE OF REPORT

- 1.1 To seek authority to demolish 10 lock-ups no. 2 to 11 inclusive situated at Kirkton Road, Kilmarnock as shown in the attached plan.

2. BACKGROUND

- 2.1 There are 24 lock-ups on the site at Kirkton Road, Kilmarnock which is located within the Better Neighbourhood Pathfinder areas. One other lock-up was removed from the site some years ago and requires to be formally removed from the Council's asset register.
- 2.2 13 lockups on this site are currently unoccupied and have been in a state of disrepair for some years. 11 are currently occupied, 5 of which have been identified for demolition.
- 2.3 The 5 tenants in the lockups identified for demolition will be allocated another lock up on the site following the upgrading work referred to in paragraph 2.4 of this report.
- 2.4 An opportunity has arisen through BNSF to fund the demolition of these lockups which would improve the environment of the area. The remaining lockups will be upgraded through the North West and Central Team's Environmental Budget.

3. CONSULTATION

- 3.1 The Local Member has been consulted and offers no objection to the lock-ups being demolished and the remainder being upgraded.
- 3.2 Full consultation with the tenants of the 5 occupied lock-ups identified for demolition will be required prior to implementation of the proposal.

4. FINANCIAL IMPLICATIONS

- 4.1 The demolition will be funded from the BNSF as detailed in paragraph 2.4 of this report. There are no other financial implications arising from this report.

5. LEGAL AUTHORITY/ IMPLICATIONS

- 5.1 The Council as proprietor can demolish buildings in its ownership subject to termination of any existing missives of let.
- 5.2 The existing lets in respect of those 5 occupied lock-ups scheduled for demolition will require to be terminated and new lets entered into with the agreement of the tenants as identified in paragraph 2.3 of this report.

6. POLICY IMPLICATIONS

- 6.1 The proposed demolition accords with the Council's approved environmental policy objectives for the Better Neighbourhood Pathfinder areas.

7. CONCLUSION

- 7.1 The proposals will assist in the regeneration/improvement of the area.

8. RECOMMENDATIONS

- 8.1 The Committee is recommended to:
 - (i) authorise the demolition of the 10 lock-ups at Kirkton Road Kilmarnock;
 - (ii) otherwise note the contents of the report.

William Stafford
Executive Director of Neighbourhood Services

WS/GD

11 May 2004

LIST OF BACKGROUND PAPERS

Nil

Implementation officer: Chris McAleavey, Head of Housing