

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 18 MAY 2005

**PROPOSED DEMOLITION OF LOCK UPS IN
WITCHHILL PLACE, KILMARNOCK**

Report by Executive Director of Neighbourhood Services

1. PURPOSE OF REPORT

- 1.1 To seek authority to demolish 7 lock ups numbered E1 to E7 inclusive situated at Witchhill Place, Kilmarnock as shown on the attached plan.

2. BACKGROUND

- 2.1 The lock up site at Witchhill Place is located within the Better Neighbourhood Pathfinder area.
- 2.2 All of the lock ups on this site are currently unoccupied and have been in a state of disrepair for some years.
- 2.3 An opportunity has arisen through BNSF to fund the demolition of these lock ups which would improve the environment of the area.

3. PROPOSAL

- 3.1 A number of the lock ups have suffered damage from vandals and significant investment would be required to return the lock ups to a reasonable standard for let. However, the rental income from the lock ups, even if fully occupied would be modest when set against the renovation costs involved. At present there are no suitable applicants on the waiting list for this site. It is therefore proposed to demolish the existing lock ups and erect a new boundary fence between the site and the adjacent Council owned property.

4. CONSULTATION

- 4.1 The Local Member has been consulted and has no objections to the proposal.

5. FINANCIAL IMPLICATIONS

- 5.1 The demolition will be funded from BNSF as detailed in paragraph 2.3 of this report. The indicative cost of these works is £8,000 which includes ground reinstatement works. There are no other financial implications arising from this report other than the potential loss of rent from the lock ups.

6. LEGAL AUTHORITY/IMPLICATIONS

- 6.1 The Council as proprietor can demolish buildings in its ownership subject to termination of any existing missives of let.

7. POLICY IMPLICATIONS

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

8. CONCLUSIONS

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

9. RECOMMENDATIONS

- 9.1 The Committee are recommended to:-
- (i) authorise the demolition of the 7 lock ups at Withchill Place Kilmarnock;
 - (ii) otherwise note the contents of the report.

William Stafford
Executive Director of Neighbourhood Services

CMCA/GD/LA

29 April 2005

LIST OF BACKGROUND PAPERS

NIL

Members wishing further information should contact Gerry Docherty, Area Manager
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