

## **EAST AYRSHIRE COUNCIL**

### **HOUSING COMMITTEE – 2 NOVEMBER 2005**

#### **PROPOSED FABRIC REPAIRS AND THERMAL IMPROVEMENTS TO FLATS AT MACBETH DRIVE AND MACDONALD DRIVE, KILMARNOCK**

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

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

- 1.1** The purpose of this report is to seek committee approval to undertake a programme of repairs to address dampness and heat loss problems relating to cold bridging and penetrating dampness through the roofs and walls of the blocks of flats at MacBeth Drive and MacDonald Drive, Kilmarnock.

### **2. BACKGROUND**

- 2.1** The flats at 1-4 MacBeth Drive and 56 MacDonald Drive occupy an exposed location overlooking the A77 and are open to the prevailing weather due to their height and lack of cover from other buildings or geographical structures. They are constructed using Bison concrete slab floors supported on traditional cavity walls and their design around an enclosed common entry stairwell has been shaped on plan to provide the maximum external wall area to accommodate windows for natural light. This maximisation of external wall areas, whilst aesthetically pleasing, has implications for exposure, heat loss and fuel efficiency.
- 2.2** A thermographic survey was commissioned using IRT Surveys Ltd., in late March of 2005 to identify and quantify the problem areas of the external envelope. The resultant report and thermal imaging indicated that the problems were widespread, although more prevalent on the weather face of the building, and concluded that they resulted from removal, dislodgement and compacting of or uneven fill with cavity insulation.
- 2.3** The solutions proposed by the consulting surveyors suggested thermal overcladding, or internal cladding of all external walls. The former suggested solution has the added advantage of improving the visual aspects of the building and alleviating the need to repair the loose and boss roughcast, whereas the latter has no such advantage and would have implications for tenants in terms of decanting to carry out the works and consequential damage to their existing décor.

### **3. PROPOSALS**

- 3.1** It is proposed to incorporate these works within the Housing Investment Programme on a phased basis commencing with block 2 MacBeth Drive which is currently experiencing the greatest level of problems. Thereafter it is proposed to continue to the other four blocks in order of priority as identified by the thermographic survey.

**3.2** It is anticipated that the works will comprise thermal overcladding and renewal of the existing roof and that the programme will be carried out over the next five financial years until all blocks have been completed.

**3.3** To further underpin these extensive upgrading works, it is proposed that current estate management and allocation considerations be examined in relation to these flatted properties to ensure that they continue to attract applications to let, and proposals in support of this are currently under consideration for report to a future Committee.

#### **4. FINANCIAL IMPLICATIONS**

**4.1** The indicative cost for each block is £330K and it is anticipated that these costs can be accommodated within the overall budget of the Housing Investment Programme.

#### **5. LEGAL AUTHORITY / IMPLICATIONS**

**5.1** Nil

#### **6. POLICY IMPLICATIONS**

**6.1** The proposed works will assist the Council meet its objectives in improving the Council housing stock to the new Scottish Housing Quality Standard by 2015.

#### **7. RECOMMENDATIONS**

**7.1** The Committee are recommended to:-

- (i) agree that the proposed improvement works be incorporated within the Housing Investment Programme.
- (ii) otherwise note the contents of the report.

William Stafford  
Executive Director of Neighbourhood Services

CMCA/JC2

11 October 2004

#### **LIST OF BACKGROUND PAPERS**

1. Thermographic Survey and report from IRT Surveys Ltd

Any person wishing to inspect the background papers listed above should telephone (01563) 576658 and ask for Jim Clark.

**Implementation officer:**

**Chris McAleavey, Head of Housing ([chris.mcaleavey@east-ayrshire.gov.uk](mailto:chris.mcaleavey@east-ayrshire.gov.uk))**