

## **EAST AYRSHIRE COUNCIL**

### **HOUSING COMMITTEE – 1 NOVEMBER 2006**

#### **PROPOSED DEMOLITION OF PROPERTIES 17 AND 19 GARRIER PLACE, KILMARNOCK**

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

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

- 1.1** To seek authority to demolish 2 houses situated at Nos. 17 and 19 Garrier Place, Kilmarnock.

### **2. PROPOSAL**

- 2.1** There are 4 houses in this block, Nos. 17 to 23 inclusive. Three of the houses, Nos. 17 - 21 are owned by the Council and No. 17 is vacant. Adverse ground conditions have caused considerable structural damage to No. 17 over a number of years and the same ground conditions are now having a visible effect on this adjoining property at No. 19. There is no evidence of deteriorating ground conditions affecting Nos. 21 and 23 Garrier Place. Following a structural survey and examination of the likely costs of repair, it is not considerable financially viable to carry out improvement work and the houses have accordingly been identified for demolition.
- 2.2** Following demolition the dividing wall between Nos. 19 and 21 will become an exterior gable wall with appropriate work carried out to reflect this change and the cleared site will be landscaped and included in the ongoing programme of open space maintenance.

### **3. CONSULTATION**

- 3.1** The Local Member has been consulted and offers no objections to the houses being demolished and an open space being provided.
- 3.2** The tenant of No. 19 Garrier Place has been consulted on this proposal and advised that should it proceed, suitable alternative accommodation will be provided by the Council.

### **4. FINANCIAL IMPLICATIONS**

- 4.1** The cost of demolition works will be funded from the current Housing Revenue Budget. The demolition of the houses will result in the loss of potential rental income.
- 4.2** The tenant of No. 19 Garrier Place will qualify for home loss and disturbance payments.

4.3 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 the termination of any missives of let.

## 6. POLICY IMPLICATIONS

6.1 The proposal supports the Council's objectives to improve the environment as set out in the East Ayrshire Community Plan.

## 7. CONCLUSION

7.1 The proposal will assist in the improvement of the environment of the local area and remove a potential risk to the health and safety of local residents.

## 8. RECOMMENDATIONS

8.1 The Committee is recommended to:

- (i) authorise the demolition of Nos. 17 and 19 Garrier Place Kilmarnock; and
- (ii) otherwise, note the contents of the report.

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

CMCA/LA

3 October 2006

### LIST OF BACKGROUND PAPERS

Nil

Anyone wishing further information should contact Gerald Docherty, Area Manager 01563 576627.

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