

## **EAST AYRSHIRE COUNCIL**

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

#### **PROPOSED DEMOLITION OF LONG TERM VOID PROPERTIES AT 67-70 GILFOOT NEWMILNS AND CONVERSION OF LONG TERM VOID AT 73-79 JOHN MORTON CRESCENT DARVEL**

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

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

- 1.1** To seek authority to demolish the block of 4 two bedroom flats at 67-70 Gilfoot Newmilns and for the conversion of 4 one bedroom flats at 73-79 John Morton Crescent Darvel.

### **2. PROPOSAL**

- 2.1** The block at 67-70 Gilfoot Newmilns has been empty for three years and was substantially damaged both internally and externally before a recent arson attack. A significant investment would be required to bring these properties back to a lettable standard i.e. approximately £100,000 without significant waiting list demand for accommodation of this type in that particular area.
- 2.2** The block at 73-79 John Morton Crescent Darvel has also been empty for a number of years and will require substantial investment to bring these properties back to a lettable standard. There is no waiting list demand for one bedroom accommodation in the Darvel area.
- 2.3** Although there is no demand for one bedroom accommodation in Darvel there is significant demand in the area for larger family accommodation and some preparatory work has been done to confirm that the 4 one bedroom flats can be converted into 2 three bedroom semi-detached houses at a cost of approximately £130,000.

### **3. CONSULTATION**

- 3.1** The Local Member for Newmilns has been consulted and offers no objection to the demolition of the block of flats at Gilfoot.
- 3.2** The Local Member for Darvel has been consulted and offers no objection to the conversion of the block of flats in John Morton Crescent.

### **4. FINANCIAL IMPLICATIONS**

- 4.1** The demolition and conversion work will be funded from the current Housing Revenue Budget. The demolition of the block at Gilfoot will result in a loss of potential rental income.

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

- 5.1** The Council as proprietor can demolish buildings in its ownership.
- 5.2** The conversion of the block at John Morton Crescent, Darvel will be subject to the normal Planning and Building Control Regulations.

## **6. POLICY IMPLICATIONS**

- 6.1** The proposed demolition accords with the Council's approved objectives to improve the environment as set out in the Community Plan.
- 6.2** The proposed conversion accords with the Council's Local Housing Strategy in terms of identified housing need specific to the area.

## **7. CONCLUSION**

- 7.1** The proposals will assist in the improvement of the environment in both areas.

## **8. RECOMMENDATION**

- 8.1** The Committee is recommended to:
- (i) authorise the demolition of the block at 67-70 Gilfoot, Newmilns;
  - (ii) authorise the conversion of the block at 73-79 John Morton Crescent Darvel from 4 one bedroom flats to 2 three bedroom semi-detached houses; and
  - (iii) otherwise, note the contents of the report.

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

CMCA/LA  
21 September 2006

### **LIST OF BACKGROUND PAPERS**

Nil

Anyone wishing further information should contact John Pickering, Area Manager, tel. 01563 554656

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