

# EAST AYRSHIRE COUNCIL

## HOUSING COMMITTEE – 30 JANUARY 2002

### SETTLEMENT IN PROPERTIES AT 62,64 & 66 BARSHARE ROAD

#### Report by the Director of Homes and Technical Services

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

- 1.1 To advise Members of the impact of poor ground conditions of the properties at 62, 64 & 66 Barshare Road Cumnock and to recommend demolition and re-housing of the tenants involved.

#### **2 BACKGROUND**

- 2.1 The houses at 62, 64 & 66 Barshare Road Cumnock form a three house terraced block. They are all five-apartment properties constructed in October 1961. Significant ground condition problems were suspected in the immediate area and there were concerns that these might cause structural problems in the three properties.
- 2.2 Detailed specialist reports from a civil engineering firm and the Council's Engineers were commissioned.
- 2.3 These reports confirm that there are no structural problems yet evident in the houses but there is a requirement for significant underpinning works to ensure that there is no further ground movement.

#### **3. PROPOSAL**

- 3.1 Having examined the cost effectiveness of the engineer reports, it is considered that the terraced block should be demolished rather than improve it. Not only is there a requirement to carry out works underground at some considerable expense but there is also a requirement to carry out significant internal repairs to the three houses to bring them back to a proper standard.
- 3.2 It is estimated that a minimum budget of £35,000 should be allowed to carry out the structural repairs. Given the overall demand for five apartment houses in Barshare it is held that this course of action would not represent value for money.
- 3.3 The cost of demolition would be £20,000 plus fees.

#### **4. OUTCOME OF CONSULTATION EXERCISE**

- 4.1 Senior Officers from Homes and Technical Services together with the local Elected Member, have met with the three tenants involved to discuss the extent of the problems to be dealt with and the available options.

Tenants were briefed on the specific proposals and were given the opportunity to put forward their own views on these plans and to raise any issues or questions they felt appropriate.

#### **4. CONCLUSIONS**

- 4.1 The tenants concerned are fully supportive of the proposals to demolish the properties and to be re-housed elsewhere within the community.
- 4.2 The tenants acknowledged the problems in remedying the structural defects and supported the Council's proposals as a reasonable way forward.

#### **5. FINANCIAL IMPLICATIONS**

- 5.1 The Council's outline HRA Capital Plans for 2002/03 and 2003/04 could accommodate the cost of demolitions in this case.

#### **6. POLICY/LEGAL IMPLICATIONS**

- 6.1 Secure tenants who require to be re-housed prior to demolition are, in certain circumstances, entitled to receive home loss and disturbance payment under the terms of the Land Compensation (Scotland) Act 1973.

#### **7. RECOMMENDATIONS**

- 7.1 Members are asked to:
- (i) Note the outcome of the consultation meetings with the tenants;
  - (ii) Agree to proceed with the demolition of 62, 64 and 66 Barshare Road, Cumnock as referred to in the report; and
  - (iii) Authorise the Director of Homes and Technical Services to proceed to re-house the tenants involved.

James Lavery  
Director of Homes and Technical Services  
11 January 2002

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

**NIL**

For further information please contact Chris McAleavey, Head of Homes on 01563 554876

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**AGENDA**