

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 31 JANUARY 2001

PROPOSED DEMOLITION OF 41/43 BENRIG AVENUE, KILMAURS

Report by Director of Homes and Technical Services

1. PURPOSE OF REPORT

- 1.1** To advise Committee of structural difficulties at 41/43 Benrig Avenue, Kilmaurs and to seek authority for demolition of same.

2. BACKGROUND

- 2.1** The properties at 41/43 Benrig Avenue, Kilmaurs are traditional two storey semi-detached houses which have, for several years, experienced dampness related problems. The properties are held on the Housing Revenue Account and form part of the Council's Housing stock.
- 2.2** Despite carrying out remedial works to both properties and the garden area, the dampness problem has never been eradicated, and there is growing evidence of structural movement within both properties.
- 2.3** In 1999, a detailed technical survey was carried out by Adams Partnership, Structural Engineers on the properties. They concluded that there was evidence of long term and ongoing minor movement to the external and internal walls of the premises, and that the major problem of dampness was likely to have been caused by water ingress into the solum area from water under artesian pressure. It was considered that no other blocks are affected in the surrounding area.
- 2.4** To enable further comment on the groundwater conditions, the consultants indicated that boreholes would be required and investigations should be carried out by a ground investigation company. Each borehole would cost approximately £2000 and this would be for investigatory purposes only. To date this has not been done on grounds of cost effectiveness.
- 2.5** It was intimated by the engineers that the potential costs involved in remedying the problem would be extremely significant in relation to the overall value of both houses and the viability of the works should be considered. Estimated costs of refurbishment are approximately £48500 for both properties, with no assurance of long-term success. Approximate costs for demolition are £23,500 including fees and reinstating the area to grassed open space.

3. PRESENT POSITION

- 3.1 Neither property is tenanted as the previous tenants have been rehoused within the last 12-18 months.
- 3.2 The properties are secured at present but are at risk of vandalism, if left unoccupied for a prolonged period.
- 3.3 Given the costs involved in remedial work and the lack of assurances of successfully eradicating the dampness problem, demolition is considered to be the only feasible option.

4. FINANCIAL IMPLICATIONS

- 4.1 The costs of demolition can be included within agreed capital budgets this financial year.

5. LEGAL IMPLICATIONS

Nil

6. LOCAL CONSULTATION

- 6.1 The local elected member for the area has been consulted and has no objection to the recommendation to demolish the properties.

7. RECOMMENDATION

- 7.1 It is recommended that Committee authorise the Director of Homes and Technical Services to make the appropriate arrangements for demolition of the properties at 41/43 Benrig Avenue Kilmaurs and reinstating the area to grassed open space.

James Lavery
Director of Homes and Technical Services
15 December 2000

LIST OF BACKGROUND PAPERS

Nil

Members wishing further information please contact Chris McAleavey, Head of Homes on 01563 554876.

Implementation Officer: Chris McAleavey, Head of Homes

AGENDA