

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 28 JANUARY 2004

VOID MANAGEMENT – PROPOSED DEMOLITIONS

Report by the Director of Homes and Technical Services

1. PURPOSE OF REPORT

- 1.1 To recommend the demolition of a limited number of council houses in Logan, New Cumnock and Auchinleck.

2. BACKGROUND

- 2.1 Previous reports have highlighted difficulties of long term voids within the council housing stock and Members have approved a series of demolitions where properties are in poor condition and for which there is little or no demand from potential tenants.

3. PROPOSALS

- 3.1 The need for further limited demolitions has been identified within the communities of Logan, New Cumnock and Auchinleck.
- 3.2 In Logan, it is recommended that the houses at 26 to 52 Boswell Crescent (fourteen properties) be demolished with the ground reinstated to improve the amenity of the neighbourhood. The buildings are of non-traditional timber construction and nine of the fourteen houses are presently empty with little prospect of being let within the foreseeable future. Many of the empty buildings have been badly damaged by vandals.
- 3.3 In New Cumnock, it is recommended that the block of four flatted properties at 29 to 31A Glenafton Drive be demolished with the ground reinstated thereafter. This flatted block has been badly damaged by fire and it is not considered cost effective to carry out the repairs necessary to make the properties habitable. Demand for housing in the area is low and other demolitions have been carried out in the past. This is one of the initiative areas previously reported to Members which is currently being marketed for developers interest. Further reports on the outcome of that particular project will be reported to Members in due course.
- 3.4 In Auchinleck, it is recommended that the semi-detached building at 5 Stoner Crescent/1 Hillside Crescent be demolished with the ground reinstated. Both properties have been badly vandalised and prospects for re-let following refurbishment, are poor. A number of neighbouring buildings were demolished in the past and the cleared site is now being made available for re-development.

3.5 The Local Member for each of the communities in question are in support of these proposals.

4.0 FINANCIAL IMPLICATIONS

4.1 The cost of the works would be met from the Council's future HRA Capital Programme although an indemnity settlement from the insurers in respect of the fire damaged properties at Glenafton Drive will help offset the cost of demolitions in that area.

5. POLICY / LEGAL IMPLICATIONS

5.1 Any secure tenants who require to be re-housed to allow demolition to proceed are, in certain circumstances, entitled to receive Home Loss and Disturbance Payment in terms of the Land Compensation (Scotland) Act 1973 as amended by the Planning and Compensation Act 1991.

5.2 There have been no disposals in terms of the Right to Buy Legislation in respect of those properties identified for demolition. In terms of Section 70A of the Housing (Scotland) Act 1987 should a subsequent application to purchase be received in respect of any of the properties the consent of the Scottish Ministers to refuse to sell can be sought.

6. RECOMMENDATIONS

6.1 It is recommended that Members:

- (i) Agree to proceed with the demolitions in Logan, New Cumnock and Auchinleck as detailed in Paragraphs 3.2, 3.3 and 3.4; and
- (ii) Authorise the Director of Homes and Technical Services to proceed to re-house the tenants involved.

James Lavery
Director of Homes and Technical Services
9 January 2004

LIST OF BACKGROUND PAPERS

Nil

For further information on this report please contact Paddy Gray, Area Manager on 01290 555445.

Implementation Officer: Chris McAleavey, Head of Homes