

# EAST AYRSHIRE COUNCIL

## HOUSING COMMITTEE – 23 MAY 2001

### VOID MANAGEMENT

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

#### 1. PURPOSE OF REPORT

- 1.1 To advise Members of the outcome of a series of public meetings held with tenants to discuss the Council's proposals to deal with the problem of low demand housing within specific communities in East Ayrshire.

#### 2. BACKGROUND

- 2.1 At the meeting of this Committee held on 31 January 2001, Members noted the action taken by the Department to improve the performance of voids administration and authorised the Director of Homes and Technical Services to proceed to appropriate consultation with tenants on the recommended action to tackle low demand housing within specific communities.

#### 3. OUTCOMES OF CONSULTATION EXERCISE

- 3.1 Meetings with tenants were held in New Farm Loch (two meetings), Onthank, Montgomery Street/Montgomery Place, Auchinleck, Cumnock (Barshare), New Cumnock and Dalmellington. A meeting in Catrine is now scheduled and the Director of Homes and Technical Services will submit a verbal report on progress to this Committee.
- 3.2 Each meeting was attended by the local Elected Member for the area and senior officers from Homes and Technical Services. Tenants were briefed on the specific proposals which had been submitted to Housing Committee and were given the opportunity to put forward their own views on these plans and to raise any issues or questions they felt appropriate. Each meeting was well attended and it was generally held that the views expressed were widely representative.
- 3.3 In each of the meetings held so far, tenants have broadly supported the Council's proposals to demolish low demand housing in the areas concerned and to re-house tenants elsewhere. The major concerns expressed during the course of the meetings related to the level of compensation to be paid in respect of home loss and disturbance, and the prospects for early re-housing. Tenants in Dalmellington argued for a change in the original proposal to limit the number of houses to be demolished in the Dalfarson Avenue area and this particular proposal has been reviewed to take account of the views expressed. In New Cumnock, several tenants who had been displaced by earlier demolition projects sought assurances on their future and it was agreed that each individual case would be examined on its merits and any future re-housing planned to minimise the upset for the households concerned.

## **4. CONCLUSIONS**

**4.1** On the basis of feedback obtained from tenants who attended the meetings, it is clear that there is broad support for the Council's plans to demolish the undernoted properties;

- Maisonette Blocks at Finlayson Drive (1,3 and 5) and Lindsay Drive (1 and 3), New Farm Loch.
- Deck access blocks at 48 MacDonald Drive, 19 Sutherland Drive and 7 MacBeth Walk, New Farm Loch
- Bedsits at Bankend Place and Thorn Terrace, Onthank
- Three Storey Tenement Buildings in Montgomery Street and Montgomery Place, Kilmarnock
- Selected properties in Stoner/Hillside Crescent and elsewhere in Auchinleck.
- Selected properties in Cairnhill Area of New Cumnock
- Barshare, Cumnock
- Selected properties in Dalmellington
- Selected properties in Muirkirk

**4.2** Although some further work is required to modify the proposals for New Cumnock, tenants who attended the meeting acknowledged the problems and supported the Council's proposals as a reasonable way forward. The outcome of these further discussions will be reported to Members in due course .

## **5. FINANCIAL IMPLICATIONS**

**5.1** The Council's approved HRA Capital Programme for 2001/02 includes budgets for demolition and area renewal although these are unlikely to be sufficient to fund all proposed, and agreed, demolitions within the current financial year.

**5.2** During the course of the public meetings, tenants were advised that the costs of improvements and demolitions are likely to be significant and a phased and prioritised approach would likely be required for implementation of the Council's plan.

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

**6.1** As previously reported, 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 (amended). Moreover, a small number of private properties fall within the scope of the Council's plan and these properties will require to be re-purchased to allow demolition to proceed.

## **7. RECOMMENDATIONS**

### **7.1** Members are asked to:

- (i) note the outcome of the public meetings held to date;
- (ii) agree to proceed with the demolitions in New Farm Loch, Onthank, Kilmarnock Central, Auchinleck, Cumnock, New Cumnock, and Dalmellington as referred to in this report and detailed in appendix 1;
- (iii) authorise the Director of Homes and Technical Services to proceed to re-house the tenants involved;
- (iv) authorise the Director of Homes and Technical Services and the Solicitor to the Council to proceed with arrangements for the re-purchase of privately owned dwellings within the buildings targeted for demolition; and
- (v) note that the Director of Homes and Technical Services will submit reports on progress to future meetings.

James Lavery  
**Director of Homes and Technical Services**

CMcA/WT  
8 May 2001

### **LIST OF BACKGROUND PAPERS**

1. Report to Housing Committee on 31 January 2001 – “Void Management”

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

Implementation Officer: Chris McAleavey, Head of Homes

## APPENDIX 1

### Kilmarnock

1A-1J Finlayson Drive (2)	(10)
3A-3J Finlayson Drive (evens) (3)	(10)
5A-5J Finlayson Drive (2)	(10)
(evens) (3)	
1A-1J Lindsay Drive (2)	(10)
3A-3J Lindsay Drive (evens) (3)	(10)
(2)	
1-15 MacBeth Walk (odds) (3)	(6)
7A-7L MacBeth Walk	(12)
42-54 MacDonald Drive	(6)
48A-48L MacDonald Drive	(12)
11-25 Sutherland Drive (evens) (12)	(6)
19A-19M Sutherland Drive (12)	(12)
(6)	
4A-4F Montgomery Place (4)	(6)
39A-39F Montgomery Street	(6)
41A-41F Montgomery Street	(6)
18A-D, 20A-D & 22A-D Thorn Terrace	(12)
34A-D & 36A-D Thorn Terrace	(8)
48A-D, 50A-D & 52A-D Thorn Terrace	(12)
15A-D, 16A-D, 17A-D & 18A-D Bankend Place	(16)

### Auchinleck

65-71 Aird Avenue	(4)
12-26 Hillside Crescent (evens)	(8)
15-42 Stoner Crescent (inclusive)	(28)

### Cumnock

116 & 116a Barshare Road
118-122 Barshare Road
124 & 124a Barshare Road
126-130 Barshare Road
132 & 132a Barshare Road
134-138 Barshare Road
140-140a Barshare Road
142-146 Barshare Road

### Muirkirk

98-120 Wellwood Street
6-28 Carruthers Park (evens)
17-27 Kirkgreen (odds)
17-23 Harwood Avenue (odds)

**Dalmellington**

18-48 Dalfarson Avenue (evens) (16)  
85,87,102 &104 Dalfarson Avenue (4)

**AGENDA**