

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 22 MAY 2002

STRUCTURAL DEFECTS AT FORMER CEMETERY KEEPERS LODGE, BARSKIMMING ROAD, MAUCHLINE

Report by the Director of Homes and Technical Services

1 PURPOSE OF REPORT

- 1.1 To advise Members of the condition of the former Cemetery Keepers Lodge, Mauchline and to recommend that the property be declared surplus to requirements, the tenant re-housed and the property marketed for sale in accordance with the Council's agreed procedures.

2 BACKGROUND

- 2.1 The former Cemetery Lodge was transferred to the Housing Revenue Account in 1994.
- 2.2 Detailed reports from the Council's Engineers have highlighted that the building suffers from severe rising and penetrating damp which has caused significant damage to the building. Timber flooring in several rooms is rotten and needs to be replaced by solid concrete slabs built upon a solum upfill with the necessary damp-proof membrane. Roof timbers need repaired and slates re-instated. External drainage works will be necessary to alleviate local ground water problems. Further improvements are required to the fabric of the building and to improve internal services, including the refurbishment of the kitchen.

3. PROPOSAL

- 3.1 Having examined the cost effectiveness of the engineer's recommendations, it is considered that the property should be declared surplus to requirements rather than improve it. It is estimated that a minimum budget of £20,000 would be required to carry out the necessary works to the building fabric and internal services.

4. OUTCOME OF CONSULTATION EXERCISE

- 4.1 Senior officers from Homes and Technical Services together with the local Elected Member, have met with the tenant involved to discuss the extent of the problems to be dealt with and the available options. The tenant was briefed on the specific proposal and was given the opportunity to put forward her own views on these plans and to raise any issues or questions she felt appropriate.

4. CONCLUSIONS

- 4.1 The tenant is fully supportive of the Council's proposal to dispose of the property and re-house her elsewhere within the community.
- 4.2 The tenant 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 sale of the property would raise a receipt for the Housing Revenue Capital budget.

6. POLICY/LEGAL IMPLICATIONS

- 6.1** Secure tenants who require to be re-housed in these circumstances are 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 tenant;
- (ii) Agree to declare the former Cemetery Keepers Lodge at Mauchline surplus to requirements;
- (iii) Authorise the Director of Development Services to dispose of the property in accordance with the Council's agreed procedures; and
- (iv) Authorise the Director of Homes and Technical Services to proceed to re-house the tenant involved.

James Lavery
Director of Homes and Technical Services
2 May 2002

LIST OF BACKGROUND PAPERS

NIL

For further information please contact Paddy Gray, Area Manager, Cumnock and Doon Valley Area Team on 01563 555445

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AGENDA