

# EAST AYRSHIRE COUNCIL

## HOUSING COMMITTEE – 22 MAY 2002

### SETTLEMENT IN PROPERTIES AT 9,11,13,15 GREENBRAES DRIVE, NEW CUMNOCK

#### 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 at 9,11,13 and 15 Greenbraes Drive, New Cumnock and to recommend repurchase of the privately owned house at no. 9 and the demolition of the block.

#### **2 BACKGROUND**

- 2.1 The houses at 9,11,13 and 15 Greenbraes Drive, New Cumnock form a four house terraced block. They were constructed in 1953 of “no fines” concrete which is now known to suffer cracking. Significant ground condition problems were suspected in the immediate area and there were concerns that these might cause structural problems in the four properties.
- 2.2 Detailed reports from the Council’s Engineers were obtained which confirm that there are no structural problems yet evident in the houses but there is a requirement for significant underground works to ensure that there is no further movement in the properties.

#### **3. PROPOSAL**

- 3.1 Having examined the cost effectiveness of the engineer recommendations, 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 Council houses to bring them back to a proper standard.
- 3.2 The engineers are indicating that a minimum budget of £20,000 should be allowed to carry out the structural repairs. Given that there is no demand for the three vacant houses, some of which have been vacant since 1997, it is the Council’s view that this course of action would not represent value for money.
- 3.3 The cost of demolition would be £25,000 plus fees.

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

- 4.1 The owner/occupier of No. 9 was met by senior officers from Homes and Technical Services with the support of the Elected Member.
- 4.2 The owner/occupier was briefed on the specific proposals and was given the opportunity to put forward her own views on these plans and to raise any issues or questions she felt appropriate.

## **5. CONCLUSIONS**

- 5.1** The owner/occupier is fully supportive of the proposals to demolish the properties and to be re-housed elsewhere within the community.
- 5.2** The owner acknowledged the problems in remedying the structural defects and supported the Council's proposals as a reasonable way forward.

## **6. FINANCIAL IMPLICATIONS**

- 6.1** The costs of these proposals will be met by the HRA Capital Programme.

## **7. POLICY/LEGAL IMPLICATIONS**

- 7.1** The private property at 9 Greenbraes Drive falls within the scope of the Council's proposal and this property will require to be re-purchased to allow the demolition to proceed.
- 7.2** Secure tenants and private owners 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.

## **8. RECOMMENDATIONS**

- 8.1** Committee is asked to:

- (i) Note the outcome of the consultation meetings with the owner/occupier;
- (i) Authorise the Solicitor to the Council to proceed with the arrangements for the purchase of the privately owned dwelling house at No. 9 Greenbraes Drive
- (ii) Authorise the Director of Homes and Technical Services to proceed to re-house the owner/occupier if required; and
- (iv) Agree to proceed with the demolition of 9,11,13 and 15 Greenbraes Drive, New Cumnock as referred to in the report; and

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 on 01563 555445

Implementation Officer: Anna Gallagher, Legal Services  
Paddy Gray, Area Manager

**AGENDA**