

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 5 NOVEMBER 2003

DISPOSAL OF VACANT BED-SITS AT 4A, 4B, 4C AND 4D VINE PARK DRIVE KILMAURS

Report by the Director of Homes and Technical Services

1. PURPOSE OF REPORT

- 1.1 To request that Committee declare surplus to requirements the four bed-sit flats at 4A, 4B, 4C and 4D Vine Park Drive, Kilmaurs and authorise the Director of Development Services to market the properties for sale on the basis of conversion to a single dwelling house or larger flatted accommodation.

2. BACKGROUND

- 2.1 The block of flats at 4A, 4B, 4C and 4D Vine Park Drive, Kilmaurs consists of four bed-sit type accommodation which have been vacant since August 2001. The internal condition of the flats are in a dilapidated condition and the exterior of the building although not vandalised has deteriorated.
- 2.2 The Director of Development Services has received enquiries from private individuals who have expressed an interest in acquiring the building for conversion.

3. PRESENT POSITION

- 3.1 The properties at 4A, 4B, 4C and 4D Vine Park Drive are sited within a quiet part of Kilmaurs where there is a mix of Council and privately owned properties. They are in a poor condition and are prone to continuing deterioration with the possibility of attracting vandalism to the area. Evidence from the local area housing team indicates there is no demand for bed-sit type flats within Kilmaurs. Demand does exist for all other property types.
- 3.2 The only alternative options to disposal are major refurbishment or demolition. Major refurbishment by the Council either for the existing use or an alternative use linked to demand cannot be justified in terms of value for money. Demolition would also have cost implications for the Council and it is accordingly considered that prior to further considering this option the properties should be marketed with a view to selling the properties to fill identified local housing demand.
- 3.3 The local member has been consulted and has no objection to the property being declared surplus to requirements for disposal in the manner indicated.

4. FINANCIAL IMPLICATIONS

- 4.1 Any income received from the sale would be a receipt to the Housing Capital Account.

5. POLICY IMPLICATIONS

- 5.1 The proposal to market the property complies with the normal council policy to advertise surplus land or properties on the open market. It is considered that a variation to the policy to allow for the proposal to market the building for conversion purposes is justified in terms of current housing demand.

6 LEGAL IMPLICATIONS

- 6.1 As the properties are held on the Housing Revenue Account, the consent of the Scottish Executive to the disposal is required in terms of Section 12 (7) of the Housing (Scotland) Act 1987.

7. RECOMMENDATIONS

- 7.1 It is recommended that Committee agree:-

- (i) To declare surplus to requirements the flats at 4A,4B,4C and 4D Vine Park Drive, Kilmaurs, and;
- (ii) To authorise the Director of Development Services to advertise the properties for sale on the open market for conversion to a single dwelling house or to larger flatted accommodation.

James Lavery
Director of Homes and Technical Services
October 2003

BACKGROUND PAPERS

Nil

Members wishing further information should contact Mr John Stokes, Area Manager (Kilmarnock Central) on 01563 – 576628

Implementation Officer: Sam McVie, Principal Surveyor, Development Services