

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 12 September 2001

VACANT FLATS AT 25/31 BURNS AVENUE, MUIRKIRK

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 flats at 25/31 Burns Avenue, Muirkirk and authorise the Director of Development Services to market the properties for sale on the basis of a preferred use as a single dwelling house conversion.

2. BACKGROUND

- 2.1 The block of flats at 25/31 Burns Avenue, Muirkirk consists of four 1 bedroomed flats which have been vacant for several years. All four flats are in a dilapidated condition and have suffered significant vandalism and are not at present lettable.
- 2.2 An initial marketing exercise to determine the feasibility of disposal was carried out by the Director of Development Services in June 2000. This Committee on 13th September 2000 agreed not to accept any of the offers received at that time given the value for money aspects highlighted by the Director of Development Services. It was further agreed by Committee at that time to remit matters to the Director of Homes and Technical Services to consider alternative options in respect of the future use of the properties.

3. PRESENT POSITION

- 3.1 The properties at 25/31 Burns Avenue are sited in a prominent part of Muirkirk village. They are in poor condition and are prone to continuing vandalism. A recent analysis of current local housing markets in East Ayrshire and evidence from the area housing team indicates that there is little demand for flats in the village although demand does exist for terraced or semi-detached properties.
- 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 that one further effort should be made to dispose of the properties on the basis of a preferred use as a single dwelling conversion linked to identified housing demand.
- 3.3 The local member has been consulted and has no objection to the sale of the properties on the terms outlined.

4. FINANCIAL IMPLICATIONS

4.1 Any income generated by the sale would be a receipt to the Housing Capital Account.

5. POLICY IMPLICATIONS

5.1 The proposal complies substantially with normal council policy to advertise surplus land or properties on the open market. It is considered that the use restriction proposed is justified in terms of current housing demand and that a deviation to the policy to this extent is merited.

6. LEGAL IMPLICATIONS

6.1 As the properties are held in 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:

1. The flats at 25/31 Burns Avenue, Muirkirk be declared surplus to requirements, and;
2. The Director of Development Services be authorised to market the properties for sale on the basis of a preferred use as a single dwelling house conversion.

James Lavery
Director of Homes and Technical Services
CMcA/AB

LIST OF BACKGROUND PAPERS

NIL

For further information please contact Chris McAleavey, Head of Homes on 01563 – 554876.

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AGENDA