

EAST AYRSHIRE COUNCIL

HOUSING COMMITTEE – 12 SEPTEMBER 2001

VOID MANAGEMENT

Report by the Director of Homes and Technical Services

1. PURPOSE OF REPORT

- 1.1 To inform Members of progress on the demolition of identified properties throughout East Ayrshire and the re-housing of tenants affected by these proposals.

2. BACKGROUND

- 2.1 At the meeting of this Committee held on 23 May 2001, Members agreed to proceed with a series of demolitions in communities throughout East Ayrshire as part of the Council's plan to deal with the problem of low demand housing. The Director of Homes and Technical Services was authorised to proceed to re-house the tenants involved and, with the Solicitor to the Council, to proceed with arrangements for the re-purchase of privately owned dwellings within those buildings targeted for demolition.

3. PROGRESS

- 3.1 Homes staff have now visited all tenants affected by these proposals to advise them of the Council's plan and to obtain a better understanding of each household's individual housing needs. The Department has also contacted those private owners who are directly affected both to confirm to them the Council's plan and to advise them that the District Valuer has been appointed by the Council as its agent to negotiate the re-purchase of their homes. All relevant information has been passed to the District Valuer by the Solicitor to the Council and, despite slow initial progress, negotiations are now underway in many cases.
- 3.2 A number of tenants have already been re-housed although progress in some areas has been limited due to the availability of suitable alternative housing which meets the needs and preferences of the tenants concerned. Taking this into account, and considering the number of vacant properties in each area, it is now possible to predict with a fair degree of certainty that the undernoted buildings will be demolished during this financial year, subject to sufficient funding being available.

- 15 – 18 Bankend Place, Kilmarnock
- Aird Avenue, Hillside Crescent/Stoner Crescent (part), Auchinleck
- 4 Montgomery Place, 39/41 Montgomery Street, Kilmarnock
- 7 MacBeth Walk, Kilmarnock
- Dalfarson Avenue (part), Dalmellington
- 90-110 Castlevue Avenue, Galston
- 41-43 Benrig, Kilmaurs

Efforts to re-house all those tenants affected by the proposals will continue subject to the availability of suitable alternative housing. Any demolitions which cannot be carried out this financial year will be scheduled for 2002/2003 subject to available funding at that time.

- 3.3** Consultations with tenants in New Cumnock have now been concluded and a list of addresses recommended for demolition is appended to this report. It is unlikely that any of these properties will be demolished during this year unless some slippage occurs elsewhere in the programme.

4. FINANCIAL IMPLICATIONS

- 4.1** The cost of demolitions to be carried out during 2001/2002 can be met from the Council's approved HRA Capital Budget.

5. POLICY/LEGAL IMPLICATIONS

- 5.1** There are no new policy or legal implications arising from this report.

6. RECOMMENDATIONS

- 6.1** Members are asked to:

- (i) note the progress made to date;
- (ii) agree the schedule of demolitions as listed in para 3.2 subject to expenditure being contained within the Council's approved HRA Capital budget for 2001/2002;
- (iii) agree the demolition of addresses in New Cumnock as appended to this report; and
- (iv) note that the Director of Homes and Technical Services will submit further reports on progress to future meetings.

James Lavery
Director of Homes and Technical Services
CMcA/WT
27 August 2001

LIST OF BACKGROUND PAPERS

NIL

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

Implementation Officer: Chris McAleavey

New Cumnock

22 and 24 High Park Avenue
26 and 28 High Park Avenue
34 and 36 High Park Avenue
58 and 60 High Park Avenue
62 and 64 High Park Avenue
74 and 76 High Park Avenue
78 and 80 High Park Avenue (14)

Greenhill Avenue

10,12,14,16,18,20,22,24,26,28,30,32
34,36,38,40,50,52,54,56,58,60,62,64,66,68,70,72 (28)

37 and 39 Farden Avenue
41 and 43 Farden Avenue
78,80,82,84 Farden Avenue (8)

AGENDA