

EAST AYRSHIRE COUNCIL

HOUSING CAPITAL SUB COMMITTEE 25 OCTOBER 2000

FLATTED PROPERTIES AT 2-110 CASTLEVIEW AVENUE GALSTON

Report by the Director of Homes and Technical Services

1. PURPOSE OF REPORT

- 1.1 The purpose of the report is to inform members of the findings of the recent tenant consultation exercise.

2. BACKGROUND

- 2.1 A report outlining the options available in respect of the flatted / maisonette properties at 2-110 Castleview Avenue, Galston was considered by the Sub Committee at its last meeting on 30 August 2000. After discussion the Director of Homes and Technical Services was authorised to consult with the tenants of the flats in Castleview Avenue, Galston to determine their views on the issues raised by the technical survey, with a further report to be submitted back to members on the outcome.

3. CONSULTATION PROCESS

- 3.1 The consultation exercise itself comprised two elements. initially, all households resident within the maisonette blocks were invited to attend a meeting in Galston Community Centre on 25 September 2000. The meeting was chaired by the local area housing manager and was attended by the local member and approximately 50 people. The purpose of the meeting was to give general information to those attending on the issues which had been identified by the property survey and the options for future action which had been reported to the Housing Capital Sub Committee.
- 3.2 Subsequently the local housing staff carried out a series of home visits to all householders to enable individuals to discuss their own concerns in private and to give their own views on the options for future action.

4. OUTCOMES

- 4.1 The initial public meeting was well attended and allowed lively debate on a number of issues and concerns. Tenants expressed worries on the condition of the buildings particularly with winter approaching and wanted to know what action the council intended to take in the short term. Tenants were also very keen to see the consultation exercise continued with further information being shared with tenants particularly on the detail of the property survey and the outcomes of the home visits. To facilitate this ongoing dialogue, tenants agreed to consider nominating representatives to act on their behalf in any future discussions.
- 4.2 The series of home visits have now been concluded. The initial results are as follows:

Table A

Options	Preferences
Full Modernisation	14
Wind and Watertight	3
Demolition	10
Partial Demolition	2
No Opinion	4
No Reply	7
Sub Total	40
Voids	15
TOTAL	55

Table B

Consider Future Move?	Responses
Yes	17
No	14
No opinion	2
No Reply	7
Sub Total	40
Voids	15
TOTAL	55

- 4.3 Other concerns expressed by tenants both at the public meeting and in the home interviews included the probable timetable for council action, the availability of alternative accommodation and the level of compensation due to those households displaced by the council's actions.

5. CONCLUSION

- 5.1 It is clear from the consultation which has been held so far, that none of the original options put forward has obtained the overwhelming support of all, or even the majority of households who would be affected. However the high number of void properties and the numbers of households who indicated that they would consider moving from the flats in future suggests that the way forward lies in demolition, whether full or partial. Further work requires to be done to explore these options and work out the finer details in further consultation with tenants and other residents. In the meantime, the council will require to meet its statutory responsibilities to keep properties wind and watertight.

6. FINANCIAL IMPLICATIONS

- 6.1 As previously reported, there is no allowance for funding major works within the current years HRA Capital Programme which is already fully committed. Reasonable costs in maintaining the buildings in a wind and watertight condition can be met from existing revenue budgets.

7. POLICY/LEGAL IMPLICATIONS

- 7.1 One of the flats has been sold under the terms of the right to buy legislation and might require to be re-purchased if affected by any future decision to demolish any of the blocks.

8. RECOMMENDATION

- 8.1 It is recommended that members:
- a) consider the terms of this report and the outcome of the initial tenant consultation exercise;
 - b) authorise the Director of Homes and Technical Services to continue dialogue with tenants particularly on the demolition options;
 - c) authorise the Director of Homes and Technical Services to continue wind and watertight repairs to the flats meantime;
 - d) to agree a further report to be submitted on progress to a future meeting of this sub committee.

James Lavery
Director of Homes and Technical Services
CMcA/AB
12 October 2000

LIST OF BACKGROUND PAPERS

Nil

Anyone wishing further information should contact Chris McAleavey, Head of Homes on 01563 - 554876.

Implementation Officer-Chris McAleavey.

AGENDA