

### **3 ST HELEN'S, 474 PERTH ROAD - SUSPENSION OF CLOSING ORDER (AN24-2002)**

Reference is made to Paragraph 1 of the minute of meeting of the Loans, Grants and Modernisation Sub-Committee of the Housing Committee of the former City of Dundee District Council of 28th November, 1989 where the Director of Housing, the Chief Environmental Health Officer and the Chief Engineer jointly advised that the condition of flats 3 and 4 contained in the premises St Helen's, 474 Perth Road did not meet the tolerable standard as defined in Section 86 of the Housing (Scotland) Act 1987 and recommended that a Closing Order be made in respect of the two flats.

Closing Orders were made in respect of the two flats on 19th January, 1990 and were served on all parties having an interest in the flats. During the years following this, many meetings have been held with the owners of the two flats with a view to having the necessary works carried out to bring the flats up to the tolerable standard. Progress has been very difficult to attain.

Flat 3 and a substantial part of Flat 4 are now owned by Perth Road Properties Limited. The remainder of Flat 3 is owned by Mr Christopher Brown. Planning permission and listed building consent for the alteration of Flat 3 and the rehabilitation of Flat 4 has been granted and details of the proposed works have been provided. An undertaking has been given on behalf of the owners to bring the properties up to a tolerable standard within a period of 6 months and subject to this undertaking the Council have been requested to suspend the Closing Orders to enable the works to be carried out.

It is therefore recommended that the Committee approve the suspension of the Closing Orders affecting Flat 3 and Flat 4, 474 Perth Road, Dundee.