

REPORT TO: **Housing, Dundee Contract Services and
Environment Services Committee – 23 June 2008**

REPORT ON: **Surplus Lock-Up Garages and Garage Sites**

REPORT BY: **Director of Housing**

REPORT NO: **290-2008**

1. PURPOSE OF REPORT

- 1.1. To seek approval to declare 95 lock-up garages and 48 garage sites to be surplus to requirements.

2. RECOMMENDATIONS

It is recommended that:

- 2.1. The lock-up garages and the garage sites listed in Paragraph 4.2 are declared surplus to requirements.
- 2.2. The Director of Housing will maintain a review of other locations and determine whether to re-let or declare surplus.
- 2.3. The City Engineer is remitted to bring forward proposals for the demolition of the lock-up garages and reinstatement of the sites.
- 2.4. The Director of Housing is remitted to bring forward options for redevelopment where appropriate.

3. FINANCIAL IMPLICATIONS

- 3.1. The cost of demolition and associated works is estimated at £150,000 and will be met from the 2008/09 Planned Maintenance Estimates and other funding streams as they become available.

4. MAIN TEXT

- 4.1. The Housing Department manages 908 lock-up garages at 59 locations in Dundee.

A further 149 garage sites are provided at 12 locations. Demand for lock-ups and garage sites have steadily reduced over recent years with a number of locations having already been declared surplus and demolished.

The main reason for the decreasing demand would appear to be the preference of most vehicle owners to park as near as possible to their place of residence.

- 4.2. A review of the stock has been undertaken and a number of locations listed below have been found to be affected by nil demand, high void levels and in some cases, poor condition and vandalism.

<u>Lock-up Garage Locations</u>	<u>Numbers</u>
1-23 Deveron Crescent, Menzieshill	23
1-16 Deveron Terrace, Menzieshill	16
1-25 Lansdowne Court, Lochee	25
5-7 Parkhead Place, Midmill	3
12-39 Auchrannie Terrace, Craigiebank	28

Three sites in the Craigie area are also showing high void levels and low demand. 2-43 Kemnay Gardens, 1-24 Huntly Road and 1-28 Aboyne Avenue.

These will be the subject of a future report, once discussions with local Elected Members and the Craigie Residents Association are concluded.

<u>Garage Site Locations</u>	<u>Numbers</u>
1-16 Clement Park Terrace, Lochee	16
1-4 Dudhope Terrace	4
19 Balunie Drive, Douglas	1

It is, therefore, proposed that these locations are declared surplus and the lock-ups demolished.

- 4.3. In some cases the sites may be suitable for redevelopment while others may be converted to public open space or car parking.

It is proposed that the Director of Housing assesses these alternative uses and reports back to Committee on redevelopment options. Where public open space or car parking is considered to be more suitable, local residents and Registered Tenant Organisations will be consulted prior to reporting back to Committee.

5. **POLICY IMPLICATIONS**

- 5.1. This report has been screened for any Policy Implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Assessment.

There are no major issues.

6. **CONSULTATION**

- 6.1. The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Head of Finance together with Dundee Federation of Tenants Association have been consulted on this report.

7. **BACKGROUND PAPERS**

- 7.1. None.

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MAY, 2008