

REPORT TO: Housing Committee – 21 May 2001

REPORT ON: Housing (Scotland) Act 1987, Section 108
Repairs Notice: Watson Street / Wellgate Developments

REPORT BY: Director of Housing

REPORT NO.: 306-2001

1. PURPOSE OF REPORT

- 1.1. The purpose of this report is to seek approval for the service of a Repairs Notice on the properties in the Watson Street/Wellgate Developments listed in Appendix

2. RECOMMENDATIONS

It is recommended that:

- 2.1. Committee approve the service of a Repairs Notice in terms of Section 108 of the Housing (Scotland) Act 1987, with a time limit of, as nearly as may be, 28 days for compliance with the terms of the Notice.
- 2.2. Should owners fail to comply with the terms of the Notice, the Council should instruct the work to be carried out in default and that the Director of Housing, in conjunction with the relevant Departments, should be authorised to appoint consultants to provide the necessary professional services and carry out the necessary repairs work.
- 2.3. Should default action be implemented, the appropriate officers be instructed to authorise and arrange payments to the appointed consultant(s) and contractor.

3. FINANCIAL IMPLICATIONS

An allowance of £2.447 million will be made in the next revision of the Housing Capital Estimates and an allowance of £237,000 in the General Services Capital Budget over financial years 2001/02 and 2002/03 to carry out these works.

The Repair Notice expenditure is recoverable from the owners concerned. Owners' costs will be offset by the provision of 75% Improvement Grant assistance.

4. LOCAL AGENDA 21 IMPLICATIONS

- 4.1. The recommendations in this Report will ensure that local residents are assisted to bring their homes up to a good standard of repair and, therefore, enhance the visual impact of the City.

5. EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1. The service of the Repairs Notice will further enhance the City Council's objectives to improve the living environment of its citizens.

6. BACKGROUND

Housing Committee on the 19 March 2001 agreed a report by the Director of Housing to carry out remedial works to properties in Wellgate/Watson Street Developments, following the identification during routine concrete floor surveys by the City Engineer, of structural defects.

Work will be required to owner occupied property within these developments and Committee agreed that Repairs Notices should be served on all owners prior to the project commencing, stating that remedial work to the floors must be carried out within 28 days and failure to do this will entitle the Council to carry out the work on behalf of the owner as the Repairs Notice will be in default. Owners will be advised in advance of the Repairs Notices being served, and the reasons for them being served. They will also be advised of the availability of grant assistance of 75% of the costs of the structural work and associated redecoration.

7. CONSULTATION

- 7.1. All Chief Officers have been consulted on this Report.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

SIGNED: _____

DATED: _____

APPENDIX

3 St Matthews Lane	9 Ladywell Avenue	44 Broughty Ferry Road
4 St Matthews Lane	11 Ladywell Avenue	48 Broughty Ferry Road
5 St Matthews Lane	13 Ladywell Avenue	50 Broughty Ferry Road
6 St Matthews Lane	29 Ladywell Avenue	54 Broughty Ferry Road
8 St Matthews Lane	30 Ladywell Avenue	70 Broughty Ferry Road
11 St Matthews Lane	32 Ladywell Avenue	148 Broughty Ferry Road
12 St Matthews Lane	41 Ladywell Avenue	160 Broughty Ferry Road
15 St Matthews Lane	45 Ladywell Avenue	162 Broughty Ferry Road
17 St Matthews Lane	47 Ladywell Avenue	164 Broughty Ferry Road
19 St Matthews Lane	50 King Street	168 Broughty Ferry Road
3 Lilybank Terrace	56 King Street	174 Broughty Ferry Road
5 Lilybank Terrace	58 King Street	178 Broughty Ferry Road
7 Lilybank Terrace	62 King Street	182 Broughty Ferry Road
12 Lilybank Terrace	64 King Street	192 Broughty Ferry Road
13 Lilybank Terrace	68 King Street	26 Broughty Ferry Road
15 Lilybank Terrace	70 King Street	32 Broughty Ferry Road
16 Lilybank Terrace	74 King Street	42 Broughty Ferry Road
18 Lilybank Terrace	78 King Street	47 Lilybank Terrace
19 Lilybank Terrace	80 King Street	69 Lilybank Terrace
21 Lilybank Terrace	82 King Street	1 Ladywell Avenue
23 Lilybank Terrace	2 Eden Terrace	5 Ladywell Avenue
27 Lilybank Terrace	3 Eden Terrace	43 Eden Terrace
28 Lilybank Terrace	4 Eden Terrace	
29 Lilybank Terrace	6 Eden Terrace	
30 Lilybank Terrace	8 Eden Terrace	
34 Lilybank Terrace	11 Eden Terrace	
36 Lilybank Terrace	12 Eden Terrace	
39 Lilybank Terrace	19 Eden Terrace	
40 Lilybank Terrace	23 Eden Terrace	
43 Lilybank Terrace	25 Eden Terrace	
45 Lilybank Terrace	31 Eden Terrace	
55 Lilybank Terrace	6 Broughty Ferry Road	
57 Lilybank Terrace	8 Broughty Ferry Road	
65 Lilybank Terrace	18 Broughty Ferry Road	
67 Lilybank Terrace	22 Broughty Ferry Road	
69 Lilybank Terrace	26 Broughty Ferry Road	
1 Ladywell Avenue	32 Broughty Ferry Road	
5 Ladywell Avenue	42 Broughty Ferry Road	