

REPORT TO: HOUSING COMMITTEE 26 JUNE 2006

REPORT ON: DEMOLITION OF 82 LOCK-UPS  
AND REMOVAL OF 62 PARKING BAYS

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 342-2006

**1. PURPOSE OF REPORT**

- 1.1. To seek approval for the demolition of 82 lock-ups (*see Appendix 1*) and removal of 62 parking bays (*see Appendix 2*) from the HRA.

**2. RECOMMENDATIONS**

It is recommended that:

- 2.1. The lock-up garages listed in Appendix 1 are demolished.
- 2.2. The parking bays listed in Appendix 2 are removed from the Housing Revenue Account, as and when they become vacant and at the discretion of the Director of Housing.
- 2.3. Limited post demolition treatment works be undertaken, if required, to ensure that the sites are rendered safe and have minimal ongoing maintenance costs. Future use of sites will be considered as part of regeneration initiatives as appropriate.
- 2.4. The City Engineer is remitted to include the demolition of the lock-up garages in an existing demolition contract.

**3. FINANCIAL IMPLICATIONS**

- 3.1. The cost of demolition and associated works is estimated at £40,000 and will be met from allowances to be made in the Capital Estimates for 2006/07.
- 3.2. Should allowances not be incurred for 3.1 in the year stated, allowances will be made in subsequent Capital Estimates.

**4. LOCAL AGENDA 21 IMPLICATIONS**

- 4.1. Local needs are met locally.
- 4.2. Unwanted and structurally poor buildings will be removed.
- 4.3. Removal of vacant and derelict buildings will provide an opportunity to enhance immediate environmental conditions for the betterment of residents.

## 5. **EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1. A commitment is made to involving and consulting communities and neighbourhoods on all issues which will affect them.

## 6. **BACKGROUND**

### 6.1. **Maxwelltown**

The Housing Committee on 18 October 2004 took a decision to declare the 4 multi-storey blocks and associated low-rise surplus. The 23 lock-ups serve the tenants of the above properties, and with the occupancy rate decreasing for the houses, the void rate of the lock-ups increases. There is no further demand for these lock-ups.

### 6.2. **Derby Street**

The Housing Committee on 18 October 2004 took a decision to declare the 2 multi-storey blocks surplus.

The 62 parking bays service the tenants of the above properties and with the occupancy rate decreasing for the houses, the void rate for the parking bay increases. There is no demand for the parking bays and, thus, they should be removed from the HRA as an income source at the Director of Housing's discretion.

### 6.3. **Foggyley**

The Housing Committee on 20 September 2004 took a decision to declare the 4 multi-storey blocks surplus.

The 19 lock-ups in Foggyley Gardens serve these properties and with the occupancy rate decreasing for the houses, the void rate for the lock-up increases. The 5 lock-ups in Foggyley Place have a low occupancy rate with a high vandalism and maintenance cost. There is no demand for either sets of lock-ups.

### 6.4. **Duncraig Road**

The Housing Committee on 18 October 2004 took a decision to declare 21 blocks of flats in Dunholm Road/South Road/Dunholm Place surplus.

The 22 lock-up garages are integral to the site of these blocks and as they become vacant, management costs increase. There is little, or no demand, for these lock-ups.

### 6.5. **Craigowan Road West**

The 13 lock-ups are located to the rear of the shopping parade on Craigowan Road. They are presently vacant. Demolition would provide an opportunity to improve security of the shops by restricting public access to the area.

**7. CONSULTATION**

- 7.1. The local Elected Members have been consulted and are in agreement.
- 7.2. The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services), Assistant Chief Executive (Community Planning), Director of Economic Development and City Engineer have been consulted.

**8. BACKGROUND PAPERS**

- 8.1. Housing Committee 21.06.04, Building Stronger Communities – Physical Regeneration in the Council Sector.
- 8.2. Housing Committee 20.09.04, Building Stronger Communities – Physical Regeneration in the Council Sector (*Surplus Housing at 9-15 Foggyley Gardens, 45-53 Burnside Street and 2-24 Whorterbank*).
- 8.3. Housing Committee 18.10.04, Building Stronger Communities – Physical Regeneration in the Council Sector (*Surplus Housing at Hilltown, Mill O'Mains and Charleston*).

**ELAINE ZWIRLEIN**  
**DIRECTOR OF HOUSING**

**MAY 2006**

## LOCK-UP GARAGES

1A and 2A	Carnegie Square
1A – 4A	Jamaica Square
1 – 15	Maxwelltown Tower
1A + 2A	Wellington Square
1 – 19	Foggyley Gardens
9 – 13	Foggyley Place
1 – 22	Duncraig Road
1 – 13	Craigowan Road West

## PARKING BAYS

1 – 44	Bucklemaker Court
1 – 8, 10 – 19	Butterburn Court