

REPORT TO: HOUSING COMMITTEE – 27 OCTOBER 2014

**REPORT ON: DEMOLITION OF 175-180 WHITFIELD AVENUE AND
2-30 (EVEN) MURRAYFIELD DRIVE, WHITFIELD**

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 372-2014

1. **PURPOSE OF REPORT**

To seek approval for the demolition of the 21 properties at 175-180 Whitfield Avenue and 2-30 (even) Murrayfield Drive, Whitfield, Dundee.

2. **RECOMMENDATIONS**

It is recommended that Committee:

- 2.1. Agree to declare surplus and demolish 21 flats at 175-180 Whitfield Avenue and 2-30 (even) Murrayfield Drive, Whitfield, Dundee.
- 2.2. Remit the Director of Housing to award priority rehousing status to the remaining tenants, together with the statutory Home Loss payment of £1,500.
- 2.3. Remit the Director of City Development to enter negotiations with the two owners regarding the repurchase of these properties.
- 2.4. Remit the Director of City Development to prepare tenders and seek offers for demolition and post demolition treatment at the appropriate time.
- 2.5. Remit the Director of Housing to bring forward proposals for redevelopment if appropriate, in due course.

3. **FINANCIAL IMPLICATIONS**

- 3.1. Demolition and post demolition costs are estimated at £100,000. These costs will be met from allowances in the 2014/2019 HRA Capital Estimates.
- 3.2. Home Loss Payments for the remaining 18 tenants and 2 owners is estimated at £177,000. These costs will be met from allowances in the 2014/2019 HRA Capital Budget.

4. **MAIN TEXT**

- 4.1. Reference is made to Article II of the meeting of the Housing Committee of 21st June, 2004 (Report 489-2004) which specified the criteria for declaring properties “at risk” of demolition.

These criteria included:

- No sustainable demand
- Void levels greater than 5% for 6 months
- Unpopular house type
- Consideration of development opportunities
- Capital investment is economically unjustified
- Demand and supply of Council houses
- Tenants and staff views
- Lost rent and management costs

- 4.2. There is poor demand for these properties from applicants on the Council's waiting list.

It is considered that these blocks are unsustainable in the long term and are incongruous to achieving the successful regeneration in Whitfield as outlined in the Whitfield Framework adopted in March 2010.

- 4.3. The present management performance of the properties above are:

Voids – 2
Turnover – 20%
Offers per let – 3
R&M cost/house/year - £515.59

- 4.4. Consultation was carried out with the residents regarding the future of the properties. The outcome of the consultation is detailed below.

- 4.5. Residents were consulted individually on their views, the vast majority supported demolition.

- 4.6. The properties above have poor management performance, high investment requirements and in consultation, the residents are in favour of demolition. It is therefore recommended these properties are declared surplus and demolished.

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 management. There are no major issues.

6. **CONSULTATION**

- 6.1. The Chief Executive, Director of Corporate Services, Head of Democratic and Legal Services and all other Chief Officers have been consulted in the preparation of this report.

No concerns were expressed.

7. **BACKGROUND PAPERS**

None.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

15 OCTOBER 2014