

REPORT TO: HOUSING COMMITTEE – 21 AUGUST 2000

REPORT ON: HOUSING (SCOTLAND) ACT 1987 – SECTION 108 –
REPAIRS NOTICE – 12-16 UNION STREET, DUNDEE.

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: **485-2000**

1. PURPOSE OF REPORT

1.1 The purpose of this report is to seek approval for the service of a Repairs Notice on the property at 12-16 Union Street, Dundee, to carry out the necessary repairs.

2. RECOMMENDATIONS

2.1 It is recommended that the Committee approve the service of a Repairs Notice in terms of Section 108 Housing (Scotland) Act, 1987, with a time limit of, as nearly as may be, nine months for compliance with the terms of the Notice.

2.2 It is further recommended that 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 appoint suitable consultant(s) to provide the necessary professional services. Further, the appointed consultant(s) should be authorised to invite tenders from contractors and thereafter engage the successful contractor to carry out the necessary repair works.

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

3.1 There is an allowance in the Non-Housing Revenue Capital Allocation for Repairs Notices. Repairs Grants of 50% of approved costs to a maximum of £7,800 (£3,900) are available to owners of flatted dwellings and owners of commercial premises. The difference between the amount of grant awarded and the total cost of work will be recoverable from the owners.

4. LOCAL AGENDA IMPLICATIONS

4.1 The recommendations in the Report will meet the Local Agenda 21 objectives by ensuring that diversity and local distinctiveness are valued and protected. The service of this Repairs Notice will ensure that local residents are assisted to bring their homes up to a good standard of repair and, therefore, enhancing the visual image 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

6.1 The property at 12-16 Union Street, Dundee, is a category 'B' listed building situated in the Central Conservation Area. This Conservation Area is regarded as outstanding by the Historic Buildings Council for Scotland.

The property is also contained within the Union Street Priority Area, as part of the Council's City Centre Initiative, and comprises 3 flats and 3 commercial premises.

The building is in a state of severe disrepair and mutual works are now required to secure the life expectancy of the property.

The service of a Repairs Notice will allow default procedures to be implemented, if necessary, to ensure the work is undertaken.

A Repairs Notice will also enable commercial premises to apply for Repairs Grant assistance (50% of £7,800).

7. BACKGROUND REPORTS

7.1 Report by Architectural Services.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

SIGNATURE

DATE
