

REPORT TO: HOUSING COMMITTEE – 23 AUGUST 2004

**REPORT ON: BUILDING STRONGER COMMUNITIES – PHYSICAL
REGENERATION IN THE COUNCIL SECTOR
SURPLUS HOUSING AT 1-63, 2-192 SUMMERFIELD
GARDENS AND 74-156 SUMMERFIELD TERRACE,
WHITFIELD, DUNDEE.**

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 554-2004

1. PURPOSE OF REPORT

To seek approval for the demolition of 170 flats at 1-63, 2-192 Summerfield Gardens and 74-156 Summerfield Terrace, Whitfield, Dundee.

2. RECOMMENDATIONS

It is recommended that Committee:

- 2.1. Agree to declare surplus and demolish 170 flats at 1-63, 2-192 Summerfield Gardens and 74-156 Summerfield Terrace, Whitfield, Dundee (see Appendix 1).
- 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 (see Appendix 2).
- 2.3. Remit the Director of Planning & Transportation to prepare tenders and seek offers for demolition treatment at the appropriate time.
- 2.4. Remit the Director of Social Work to enter into discussions with the sheltered housing wardens regarding the redeployment process at the appropriate time.
- 2.5. Remit the Director of Housing to revert back to Committee with a report on the options for sheltered housing lounge and the adjacent warden's house, at the appropriate time.
- 2.6. Remit the Director of Housing and the Director of Planning & Transportation to bring forward proposals for redevelopment at the appropriate time.

3. FINANCIAL IMPLICATIONS

- 3.1. Demolition and post demolition costs are estimated at £472,611. This will be met from allowances in the 2004/05 or subsequent years, HRA Planned Maintenance Estimates.
- 3.2. Home Loss payments of £181,500 for the remaining 121 tenants will be met from allowances in the 2004/05 or subsequent years, HRA Planned Maintenance Estimates.

4. LOCAL AGENDA 21 IMPLICATIONS

- 4.1. Unwanted and structurally poor housing will be removed.
- 4.2. Removal of vacant and derelict buildings will provide an opportunity to enhance immediate environmental conditions for betterment of residents.

5. **EQUAL OPPORTUNITY IMPLICATIONS**

None.

6. **BACKGROUND**

- 6.1. Reference is made to Article II of the minute of the Housing Committee meeting of 21 June 2004 wherein Committee agreed that the properties at 1-63, 2-192 Summerfield Gardens and 74-156 Summerfield Terrace be identified as "At Risk" housing.
- 6.2. There are 4 x pensioner bedsits and 166 x 2-apt. flats. Summerfield Gardens (even) is 8 blocks, 4 storeys high containing 12 flats per block. Summerfield Gardens (odd) and Summerfield Terrace are two storey deck access properties. There are 54 occupied sheltered units, 67 occupied mainstream units and 49 (40.8%) void units.
- 6.3. There is now a lack of demand for both mainstream and sheltered properties, indeed some void houses have been vacant in excess of two years.
- 6.4. All flats require heating and rewiring, roughcast repairs and ECM works at an approximate cost of £1.5m. Summerfield Gardens, even numbers, require roof repairs at an approximate cost of £250,000.
- 6.5. If the sheltered housing is decommissioned due to demolition, the warden service will be withdrawn. The Director of Social Work advises that personnel can be redeployed elsewhere within the department. Future options for utilisation of the sheltered housing lounge and the adjacent warden's house will require to be considered.

7. **CONSULTATION**

- 7.1. The remaining 121 tenants have been consulted and 60 of 61 who responded, were in support of the proposals. The sheltered tenants stated they were content with demolition as long as suitable sheltered accommodation was provided in the Whitfield area. The mainstream tenants did not request this.
- 7.2. The sheltered housing wardens have been consulted on the recommendations of this report and they are aware that if they are agreed, they will require to be redeployed.
- 7.3. The local Elected Member has been consulted.
- 7.4. The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services), Assistance Chief Executive (Community Planning) and City Engineer have been consulted.

8. **BACKGROUND PAPERS**

- 8.1. Building Stronger Communities – Physical Regeneration in the Council Sector – June 2004.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

28 July 2004