

REPORT TO: HOUSING COMMITTEE – 18 OCTOBER 2004

REPORT ON: BUILDING STRONGER COMMUNITIES – PHYSICAL
REGENERATION IN THE COUNCIL SECTOR – SURPLUS
HOUSING AT HILLTOWN, MILL O' MAINS AND
CHARLESTON

REPORT BY: DIRECTOR OF HOUSING

REPORT NO.: 665-2004

1. PURPOSE OF REPORT

The purpose of this report is to inform Committee of the tenants' responses to the demolition proposals for the 'At Risk' properties at Hilltown, Mill O' Mains and Charleston (Dunholm) and to seek approval for the demolition of these properties.

2. RECOMMENDATIONS

For Hilltown, Mill O' Mains and Charleston (Dunholm):

2.1. It is recommended that Committee:

2.1.1. Agree that the 1,139 'At Risk' properties in Hilltown, Mill O' Mains and Charleston be declared surplus for demolition. (See Appendix I).

2.1.2. Remit the Director of Housing to award redevelopment priority for rehousing together with the statutory Home Loss payment of £1,500. (See Appendix II).

2.1.3. Approve, in principle, the repurchase of the 17 owner occupied properties, remit the Director of Economic Development to enter negotiations with the owners on a 'without prejudice' basis and remit the Director of Housing to award the appropriate financial and rehousing package. (See Appendix III).

2.1.4. Remit the Director of Planning and Transportation to prepare tenders and seek offers for demolition at the appropriate time.

2.1.5. Remit the Director of Housing to bring forward proposals for redevelopment at the appropriate time.

2.2. For Charleston (Dunholm) only it is recommended that Committee:

2.2.1. Agree that Sheltered Housing Wardens posts, currently located at Charleston (Dunholm) will become surplus should this report be approved. The Director of Social Work will consult with the trade unions and employees regarding suitable redeployment.

2.2.2. Remit the Director of Housing to revert the sheltered housing lounge at 70 Dunholm Road (G/R) back to mainstream housing and carry out any associated works.

2.3. For Hilltown only it is recommended that Committee:

- 2.3.1. Remit the Director of Housing to phase the rehousing process as detailed in Appendix V.
- 2.3.2. Remit the Director of Housing to make suitable arrangements for the continuation of the CCTV monitoring cover provided at these locations.
- 2.3.3. Remit the Director of Housing, in consultation with the Assistant Chief Executive (Management) to consult trade unions regarding the future of the 44 employees currently in concierge posts.
- 2.3.4. Remit the Director of Social work to review the Sheltered Housing Wardens complement at Russell Place consequential of a reduction in overall numbers of sheltered housing in the development and to consult with trade unions and employees regarding suitable redeployment where appropriate.

3. FINANCIAL IMPLICATIONS

(See Appendix IV).

- 3.1. Based on a unit cost of approximately £5,000, demolition and post demolition costs for the 1,139 properties are estimated at £5.7 million.
- 3.2. Home Loss payments for the remaining 943 tenants is estimated at £1.4 million.
- 3.3. An estimate of the repurchase costs of the 17 owner occupied properties will be calculated and reported separately.
- 3.4. Home Loss payments for the remaining tenants, demolition and post demolition costs should be met from allowances in the HRA Planned Maintenance estimates during the period 2004/05 to 2007/2008 and possibly subsequent years. Repurchase of owner occupied properties should be met from allowances in the Private Sector Housing Grant (PSHG) 2004/05 and subsequent years.

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 the betterment of residents.

5. EQUAL OPPORTUNITY IMPLICATIONS

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

6. BACKGROUND

Reference is made to Article II of the minute of the Housing Committee Meeting of 21 June 2004 wherein Committee agreed that the properties referred to in this report, along with other locations throughout the City, be declared 'At Risk' with the possibility of demolition, subject to consultation with the tenants affected.

6.1. Consultation Feedback

6.1.1. Maxwelltown

All residents were given the opportunity to attend public meetings or meet privately with a member of staff to advise them on the proposals. Following this, a postal survey was undertaken offering another opportunity for tenants to express their views. The responses were as follows:

Number of Residents	463
Number of Responses	257
Turnout	56%
In Favour of Demolition	76%
Against Demolition	24%

6.1.2. Derby Street

Consultation was undertaken in the same way as at Maxwelltown and the responses were as follows:

Number of Residents	343
Number of Responses	183
Turnout	53%
In Favour of Demolition	57%
Against Demolition	43%

6.1.3. Reid Square

Of the remaining 14 residents, all were in support of the proposal to demolish.

6.1.4. Mill O' Mains

A series of public meetings were held with the residents and the responses were as follows:

Number of Residents	85
Number of Responses	40
Turnout	47%
In Favour of Demolition	85%
Against Demolition	15%

6.1.5. Charleston (Dunholm)

A door to door survey was carried out in June 2004 and the response was as follows:

Number of Residents	55
Number of Responses	40
Percentage Response	73%
In Favour of Demolition	50%
Against Demolition	50%

A public meeting was also held which was attended by 38 households.

Given the number of residents who were unhappy with the demolition proposal it was agreed to investigate the possibility of consolidating some of the flats. This exercise was

carried out but a viable proposal was unable to be offered and the tenants were advised of this by letter. Following further discussions with a group of residents and Lord Provost Letford it was agreed that this report be submitted to Committee.

6.2. **Staffing Implications**

- 6.2.1. Concierge posts, currently located at either Maxwelltown or Derby Street, will become surplus over a period of time should this report be approved. The Director of Housing has commenced discussions with the trade unions regarding the impact of the proposed demolitions on the employees currently in concierge positions and it is intended that these discussions will continue.

In particular, the trade unions and employees will be consulted regarding the future of those employees whose concierge positions will become surplus.

A wider review of the Housing Department structure, now underway, will address the implications for all other staff. Trades Unions will be consulted on this in due course.

- 6.2.2. Sheltered Housing Wardens posts, currently located at Charleston (Dunholm) will become surplus should this report be approved. The Director of Social Work will consult with the trade unions and employees regarding suitable redeployment.
- 6.2.3. The number of Sheltered Housing Wardens at Russell Place, which services Derby Street/Reid Square will be affected by a reduction in overall numbers. The Director of Social Work will consult with trade unions and employees regarding suitable redeployment where appropriate.

- 6.3. The local Elected Members have been consulted.

- 6.4. The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services), Assistant Chief Executive (Management), Assistant Chief Executive (Community Planning), Director of Planning and Transportation and Director of Social Work have been consulted.

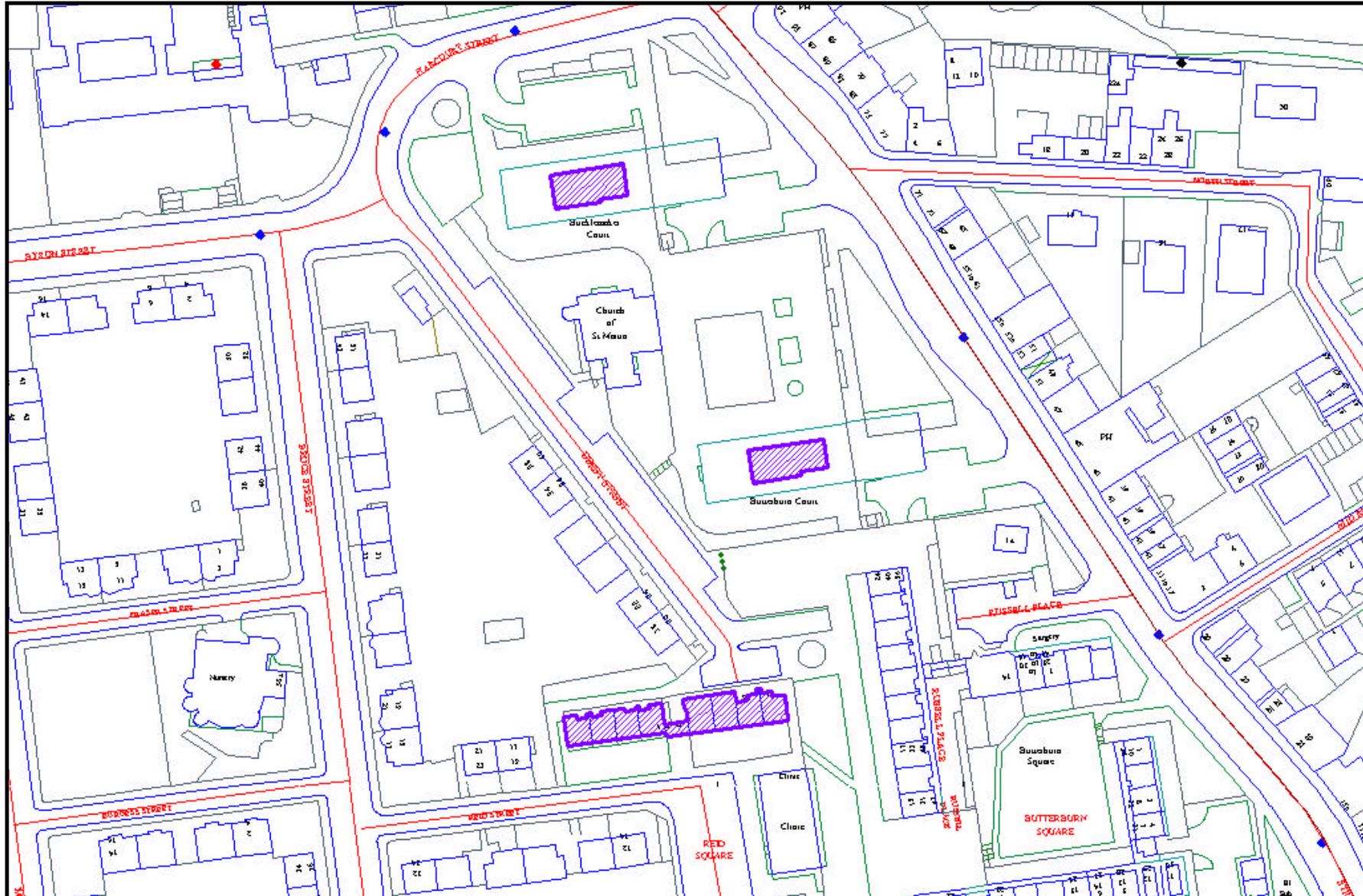
7. **BACKGROUND PAPERS**

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

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

October 2004

APPENDIX 1



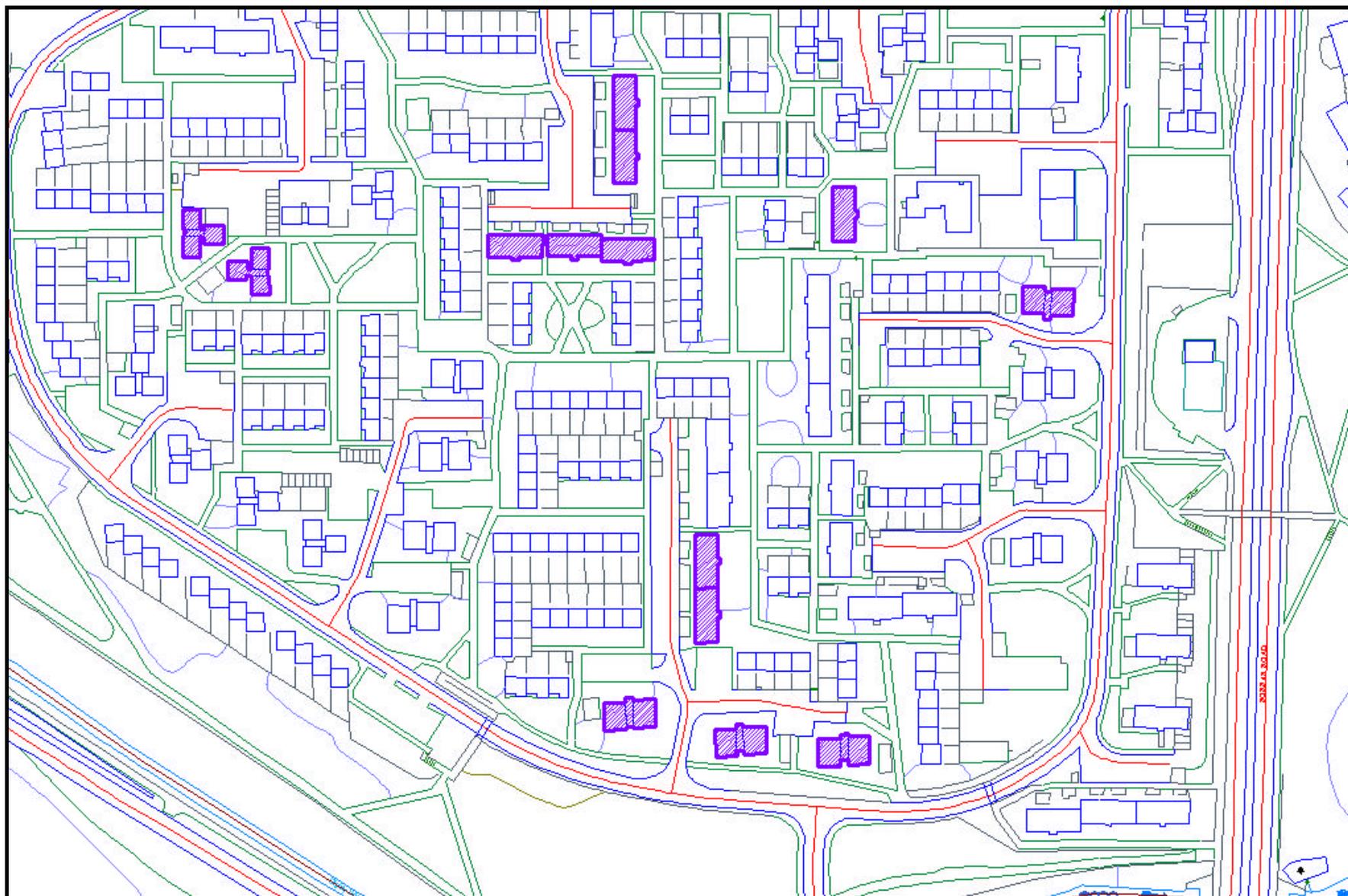
BUCKLEMAKER & BUTTERBURN COURTS
REID SQUARE, 14 – 16 DERBY STREET

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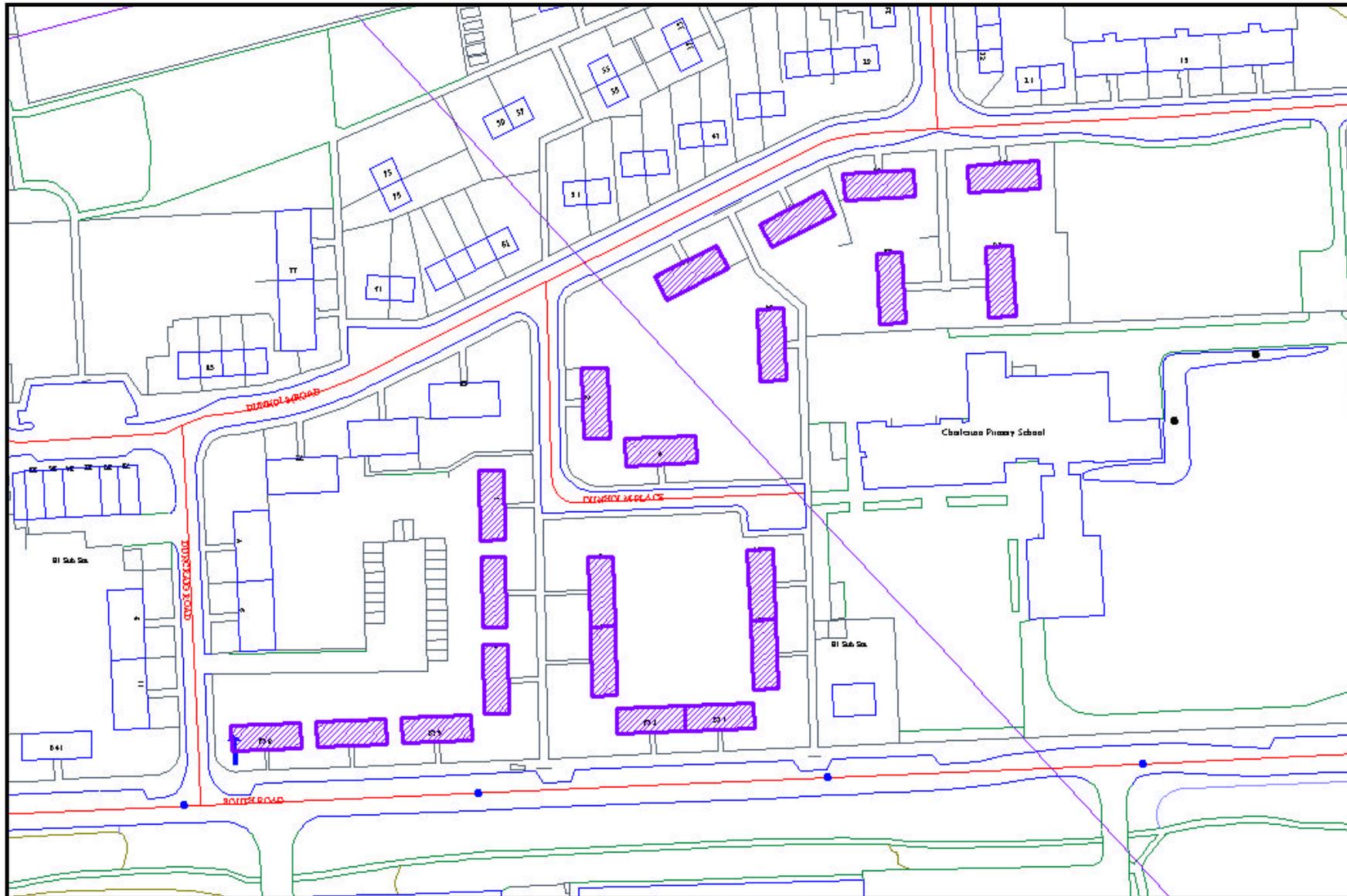
MAXWELLTOWN, CARNEGIE, JAMAICA & WELLINGTON TOWERS
133 HILLTOWN, JAMAICA SQUARE & WELLINGTON SQUARE

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14 & 24 COLONSAY TERRACE, 6, 7, 22, 23 & 24 HARRIS TERRACE,
1, 39, 40, 54 & 55 BARRA TERRACE, 7 & 8 LEWIS TERRACE

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54 – 66 DUNHOLM RD, 2 & 4 AND 1 – 13 DUNHOLM PLACE, 631 – 639 SOUTH RD

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**REHOUSING PACKAGE FOR RESIDENTS AFFECTED BY DEMOLITION PROPOSAL
HOUSING (SCOTLAND) ACT 2001**

Now that the Council has approved the demolition of your house, you will be offered another Council house which is:

- of the same size and type to your present house, unless you can show that you need a different size or type (for example, because you are overcrowded or have medical needs)
- Within the same management area as your present house.

It may be that no housing suitable to your needs is available within the same management area, or expected to become available within a reasonable time. If so, you may be offered housing of a similar size and type in another area.

If you move house on a 'like to like' basis, and then want to apply for another transfer, you will keep any points you may have had before you moved due to the demolition decision. Your 'date of entry' for the purposes of another transfer will be the date you moved into the house which is being demolished.

If, however, your move as a result of the demolition decision meets your housing needs, you will not keep the points you had before moving. Your 'date of entry' for the purposes of another transfer will be the date you moved into your new house following the demolition decision.

If you have any queries, please contact the Lettings staff at your Area Office or at 3 Shore Terrace.

**COMPENSATORY PACKAGE FOR OWNERS AFFECTED BY DEMOLITION PROPOSAL
HOUSING (SCOTLAND) ACT 2001**

1. Owners occupying housing which has been approved for demolition by the Council will be offered alternative Council housing which is of the same size and type to the one you are required to leave (Redevelopment Transfer).

The offer of housing will be within the same management area as the house which is approved for demolition.

The offer of housing will be of a similar size and type to that which the householder is vacating unless there is a demonstrable need for housing which is of a different size or type.

Where no housing suitable to the needs of a household is available (or cannot be expected to become available within a reasonable timescale) within the same management area as that which is being vacated, then they may be offered housing in another management area to suit their needs. This housing will be of a similar size and type to that which they would have been offered in their own management area.

Households who accept a redevelopment transfer on a like to like basis (i.e. it does not meet a housing need as defined by the Letting Regulations and in a similar size and type of housing) will retain any points accrued by a valid application for rehousing submitted prior to the redevelopment transfer.

Households who accept redevelopment transfer which is to housing which meets a 'housing need' (as defined by the House Letting Regulations) will not retain any points accrued on an application for rehousing submitted prior to the redevelopment transfer.

2. Director of Economic Development will enter into preliminary discussions to repurchase the remaining one privately owned property with the owner on a 'without prejudice' basis.
3. Statutory Home Loss payment, calculated at 10% of the owner's interest in the property, up to a maximum of £15,000 and a minimum of £1,500.
4. Statutory Disturbance Allowance as directed by the Director of Economic Development on an individual basis.

FINANCIAL IMPLICATIONS

AREA	NUMBER OF UNITS	DEMOLITION COSTS @ £5,000 PER UNIT	NUMBER OF TENANTS	HOME LOSS AT £1,500
Maxwelltown	544	£2.7 million	455	£682,500
Derby Street	372	£1.9 million	343	£514,500
Reid Square	27	£135,000	14	£21,000
Mill O' Mains	112	£560,000	76	£114,000
Charleston	84	£420,000	55	£82,500
TOTALS	1,139	£5.7 Million	943	£1.4 Million

PHASING OF REHOUSING FROM AT RISK PROPERTIES

Due to the number of properties within the central letting area it is proposed that the rehousing process be phased.

Reasons for this are:

- To assist the manageability of the process for the Housing Department.
- To give priority to tenants in areas which management indicators show to be of poorer quality.
- To assist with the technical aspects of the demolition process (Maxwelltown).

It is recommended that the phases are as follows:

PHASE	
One	Maxwelltown and Carnegie Towers
Two	Jamaica and Wellington Square
Three	Jamaica and Wellington Towers
Four	Derby Street