

REPORT TO: Housing Committee – 18 December 2000

REPORT ON: Housing (Scotland) Act 1987
Section 108 – Repairs Notice
110-116 Seagate, 35-39 St. Andrew's Street, Dundee.

REPORT BY: Director of Housing

REPORT NO.: 755-2000

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 110-116 Seagate, 35-39 St. Andrew's Street, Dundee, to carry out the necessary repairs.

2. RECOMMENDATIONS

- 2.1. It is recommended that Committee approve the service of a Repairs Notice in terms of the Section 108 Housing (Scotland) Act 1987, with a time limit of, as nearly as may be, 9 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 consultation as appropriate with the relevant departments, should appoint suitable consultants to execute the work required.
- 2.3. Should default action be implemented, the appropriate Officers be instructed to authorise and arrange payments to the engaged consultants as appropriate.

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. The difference between the amount of grant awarded and the total cost of work will be recoverable from the owners.

4. LOCAL AGENDA 21 IMPLICATIONS

- 4.1. The recommendations within the Report will meet 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 assisting in bringing 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. **MAIN TEXT**

6.1. The property of 110-116 Seagate, 35-39 St. Andrew's Street, Dundee, is situated within the City Centre Conservation Area and comprises 13 flats and 5 commercial premises.

The Seagate forms the gateway into Dundee City from the newly refurbished bus station.

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

The owners are presently taking steps to bring forward a contract for the work.

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 enable commercial premises to apply for repairs grant assistance (50% of £7,800).

7. **BACKGROUND PAPERS**

7.1. Report by Architectural Services.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

Signed: _____

Date: _____