

Report to **Housing Committee – 19 February 2001**

Report on **Demolition of Various Properties in Whitfield
and 6 Flats at 62 Craigmount Road, Dundee**

Report by **Director of Housing**

Report No. **84-2001**

1. PURPOSE OF REPORT

- 1.1. To seek approval for the demolition of 102 properties in Whitfield.
- 1.2. To seek agreement that the six flats above the retail units in Craigmount Road, Charleston (See Appendix 4) are surplus to requirements and the remaining tenants should be rehoused.

2. RECOMMENDATIONS

2.1 Whitfield: 102 Properties

It is recommended that Committee:

- 2.1.1 Agree to declare surplus and demolish 102 flats at the following locations:
 - 73 – 96 Carberry Crescent (Appendix 1a)
 - 115 – 156 Salton Crescent (Appendix 1b)
 - 1 – 36 Small Copper Court (Appendix 1c)
- 2.1.2 Remit the Director of Housing to award priority rehousing status to the remaining tenants, together with the statutory Home Loss payment of £1,500 (Appendix 2).
- 2.1.3 Approve, in principle, the repurchase of three owner-occupied properties, remit the Director of Economic Development to enter into negotiations with the owners on a “without prejudice” basis, and remit the Director of Housing to award the appropriate financial and rehousing package (Appendix 3).
- 2.1.4 Remit the Director of Planning and Transportation to prepare tenders and seek offers for demolition and post demolition treatment at the appropriate time.
- 2.1.5 Remit the Director of Housing to bring forward proposals for redevelopment at the appropriate time.

2.2 62 Craigmount Road

It is recommended that committee:

- 2.2.1 Agrees that the six flats are surplus to requirements.
- 2.2.2 Remit the Director of Housing to award priority rehousing status to the remaining tenants, Outlined in Appendix 2, together with the statutory Home Loss Payment of £1,500.

- 2.2.3 Remit the Director of Housing and Director of Economic Development to pursue the options of height reduction or demolition to the building that includes retail units, and progress with whichever is most appropriate.
- 2.2.4 Remit the Director of Planning and Transportation to prepare tenders and seek offers for demolition and post-demolition treatment at the appropriate time.

3. **FINANCIAL IMPLICATIONS**

3.1 **Whitfield: 102 Properties**

- 3.1.1 Demolition and post demolition costs are estimated at £253,695. These costs will be met from the allowance in the 2001/2002 H.R.A. Planned Maintenance Estimates.
- 3.1.2 Home loss payments of £43,500 for the remaining 29 residents will be met from the allowance in the 2001/2002 H.R.A Planned Maintenance Estimates.
- 3.1.3 Allowances have been made in the 2001 / 2002 H.R.A. Planned Maintenance Estimates for the compensation package payment to the three owner occupiers.
- 3.1.4 Should full rehousing not be achieved during 2001/2002, allowances will be made in the 2002/2003 H.R.A. Planned Maintenance Estimates.

3.2 **62 Craigmount Road**

- 3.2.1 Allowances have been made in the 2000/2001 and 2001/2002 HRA Planned Maintenance Budget for rehousing the remaining two tenants at a total cost of £3,000.
- 3.2.2 Costs for height reduction or complete demolition of the properties can be met from the Housing Renewal and Repair Fund. Costs are estimated at £45,649 for demolition of flats and retail units and £144,550 for height reduction and new pitched roof.

4 **LOCAL AGENDA 21 IMPLICATIONS**

- This report has implications for the following Local Agenda 21 themes:
- Unwanted and structurally poor housing will be removed.
- Removal of vacant and derelict buildings will provide an opportunity to enhance immediate environmental conditions for the betterment of residents.
- All sections of the community are empowered to participate in decision making.

5 **EQUAL OPPORTUNITY IMPLICATIONS**

None

6 CONSULTATION

6.1 Whitfield: 102 Properties

- 6.1.1 The remaining residents have been consulted and 16 of the remaining 31 residents who responded were in support of the proposal, although guarantees were requested that rehousing would be provided in the Whitfield management area.
- 6.1.2 The local elected members has been consulted.
- 6.1.3 The Chief Executive, Director of Finance, Support Services, Economic Development, Planning and Transportation, Chief Corporate Planning Officer and City Engineer have been consulted.

6.2 62 Craigmount Road

- 6.2.1 The two remaining tenants at 62 Craigmount Road have been consulted and have indicated they are in favour of the proposal. Further consultation will be required with the shopkeepers on options available for the building.
- 6.2.2 The Chief Executive, Director of Support Services, Director of Finance and Director of Corporate Planning have also been consulted.

7 SUMMARY

7.1 Whitfield: 102 Properties

- 7.1.1 The properties at 73 – 96 Carberry Crescent, 115 – 156 Salton Crescent and 1 – 36 Small Copper Court meet the current criteria for the identification of “at risk” housing and were presented to the City Council’s At Risk Working Group in July 1999.

The properties were presented in an Agenda Note to Housing Committee on 20 October 1999, along with other properties City-wide, and consultation was to take place with the remaining residents before bringing forward proposals for demolition.

- 7.1.2 It is anticipated that approval of the recommendations will contribute towards:
- A reduction of surplus housing in the area.
 - Removal of vacant and largely derelict properties, providing an opportunity to enhance immediate environment for the benefit of residents.
 - The protection of investment in other similar properties in the area, allowing the area office to direct management objectives to more sustainable “core property”.
 - An opportunity for redevelopment in the area.
 - Achievement of the objectives of the City Council's At Risk Working Group.
- 7.1.3 It is therefore recommended that the properties identified in 2.1.1 are demolished and the remaining residents are awarded the current rehousing package and statutory Home Loss payment of £1,500.

7.2 **62 Craigmount Road**

- 7.2.1 In August 2000, a report was prepared for the City Council's At Risk Working Group. The report identified properties throughout the City which meet the surplus housing criteria.

The Working Group gave approval to seek authorisation from the Housing Committee to carry out consultation with residents on the future of these properties.

- 7.2.2 The six flats at 62 Craigmount Road have been in low letting demand for some considerable time and the two remaining residents are anxious that the Council takes a decision on their future.

Four out of the six flats are presently un-let and there is no waiting list.

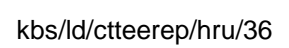
- 7.2.3 It is anticipated that approval of this report will contribute towards the following:

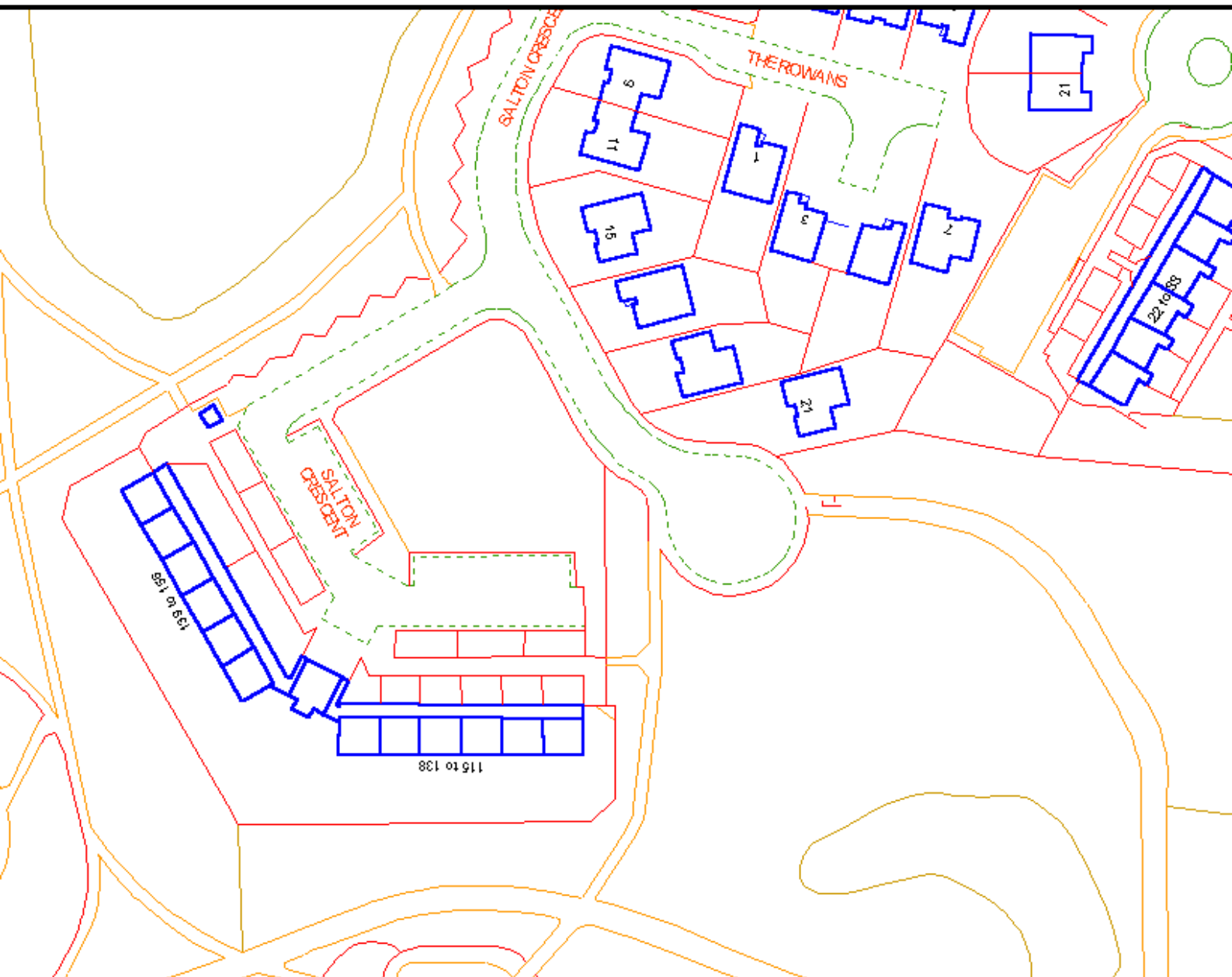
- Removal of surplus flats in the area.
- Achievement of the objectives of the Council's At Risk Working Group.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

Signed: _____

Date: _____







APPENDIX II

REHOUSING PACKAGE FOR TENANTS AFFECTED BY DEMOLITION PROPOSALS

- 1 Under the House Letting Regulations currently in place, tenants will be given the following rehousing priority:
 - i) The housing offered will be up to medium demand.
 - ii) The offer of housing will be within the same management area as their house, which is approved for demolition.
 - iii) The offer of medium demand 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.
 - iv) Where no medium demand 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 medium demand housing in another management area to suit their needs. This housing will be of a similar level of demand to that which they would have been offered in their own management area.
 - v) 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 like to like transfers will also retain the date of entry to the house which is to be demolished for application of the 'six year rule'.
 - vi) Households who accept a 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. The date of entry to the house accepted under the redevelopment transfer will be used for application of the six year rule.

- 2 Tenants will be eligible for a Statutory Home Loss Payment of £1,500.

APPENDIX III

COMPENSATORY PACKAGE FOR TENANTS AFFECTED BY DEMOLITION PROPOSALS

1.
 - i) Owners occupying housing which has been approved for demolition by the Council will be offered alternative Council housing which is up to medium demand (a redevelopment transfer).
 - ii) The offer of housing will be within the same management area as their house, which is approved for demolition.
 - iii) The offer of medium demand 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.
 - iv) Where no medium demand 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 medium demand housing in another management area to suit their needs. This housing will be of a similar level of demand to that which they would have been offered in their own management area.
 - v) 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 like to like transfers will also retain the date of entry to the house which is to be demolished for application of the 'six year rule'.
 - vi) Households who accept a 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. The date of entry to the house accepted under the redevelopment transfer will be used for application of the six year rule.

- 3 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.

- 4 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.

- 5 Statutory Disturbance Allowance as directed by the Director of Economic Development on an individual basis.