

Report

Report to:	Housing and Technical Resources Committee
Date of Meeting:	13 November 2019
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Domestic Dwelling Houses within Carstairs Junction – Surplus to Housing Requirements
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval to declare the domestic dwellings at 1, 3 and 5 Allison Place, Carstairs Junction, surplus to the operational requirements of the Housing Service

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that the properties at 1, 3 and 5 Allison Place be declared surplus to the operational requirements of Housing Services; and
- (2) that the Executive Director (Housing and Technical Resources), in consultation with Head of Administration and Legal Services, be authorised to put the properties on to the open market for sale for residential purposes.

3. Background

- 3.1. Previous reports presented to Housing and Technical Resources Committee in September 2015 and January 2017 proposed a range of recommendations to address sustainability issues within the rural villages of Clydesdale North and South. Committee approved recommendations that were aimed at consolidating and promoting the future sustainability of Council housing stock in this area, including selective demolition of properties where an over-supply of housing was identified and where these properties were a blight on the local community.
- 3.2. Committee also approved proposals to consider diversification and ownership initiatives of non-core rented stock.
- 3.3. An over-supply of housing was identified within the village of Carstairs Junction, and since Committee approval in 2015, selected demolitions have taken place. These demolitions were completed prior to the major investment works which are currently ongoing to the retained stock within the village at Allison Street, Pettinain Road and King Street.
- 3.4. In addition to those properties already demolished, the four-in-a-block at 1 to 7 Allison, Place, where all of the 3 Council owned flats are vacant, is surplus to operational requirements.

- 3.5. The residential owner of the property at 7 Allison Place does not wish to voluntarily sell his property to the Council.

4. Proposal

- 4.1. To support other actions to promote sustainability in Carstairs Junction, it is proposed that the option to sell the 3 vacant flats with the block 1 to 7 Allison Place be explored.
- 4.2. The 3 properties have been vacant for 5 years and are no longer considered as core stock.
- 4.3. As an alternative to demolition and to support the Council's investment in the area, and address the blight of this partially vacant block, it is proposed to market the properties for sale.
- 4.4. All of the properties require a degree of investment and modernisation, however, the Estates Service advise they are in a marketable condition. The properties would be placed on the open market for sale, in line with the home report value.
- 4.5. It is noted, however, that a lower offer in comparison to the market value would still be of benefit to the Council rather than the continued rent loss. This approach could have wider benefits to the community and sustainment of the local communities.
- 4.6. It is, therefore, recommended that the properties be declared surplus to Housing Services' requirements and that Estates Services be instructed to place the properties on the open market. A sale will be conditional to receiving the required consent from the Scottish Government within the terms of sections 12 and 14 of the Housing (Scotland) Act 1987.
- 4.7. Subject to approval, the properties will be placed on the open market at market value. The properties will remain on the open market until a suitable offer is received. In the meantime, should demand for Council housing change within these villages, there remains the option to no longer consider them as surplus and to let them accordingly.

5. Financial Implications

- 5.1. Subsequent disposal of the properties will generate an income to the Housing Revenue Account, subject to market conditions. This receipt will contribute to the Housing Account's capital investment programme.
- 5.2. Disposal of the properties will reduce the Council's liability in terms of management and maintenance of the property.

6. Employee Implications

- 6.1. There are no employee implications arising from this report.

7. Other Implications (Including Environmental and Risk)

- 7.1. There are no implications for sustainability or risk in terms of the information contained within this report.

8. Equality Impact Assessment and Consultation Arrangements

- 8.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy and therefore no impact assessment is required.
- 8.2. Local Elected Members have been consulted on this proposal.

Daniel Lowe

Executive Director (Housing and Technical Resources)

7 October 2019

Link(s) to Council Values/Ambitions/Objectives

- ◆ Accountable, effective, efficient and transparent
- ◆ Make communities safer, stronger and sustainable

Previous References

- ◆ Housing and Technical Resources Committee, 18 January 2017
- ◆ Housing and Technical Resources Committee, 30 September 2015

List of Background Papers

- ◆ None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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