

Report

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Report to:	Housing and Technical Resources Committee
Date of Meeting:	17 June 2009
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Demolition of Properties at Monteith Street, Carstairs Junction
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request Committee approval for the demolition, subject to the outcome of consultation with tenants, of the 20 flats comprising 1 – 39 Monteith Street, Carstairs Junction.
- ◆ request Committee approval for the demolition of the 16 flats comprising 2 – 28 Monteith Street, Carstairs Junction and 27 and 29 Pettinain Road (adjoining 2 and 4 Monteith Street)
- ◆ advise Committee of the rehousing options for the 8 tenants and 2 owners affected by these proposals.

2. Recommendation(s)

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

- (1) that consultation is continued with tenants concerning the demolition proposals, the timescales for the demolition and their rehousing preferences
- (2) that existing tenants are offered alternative housing and compensated in accordance with the statutory Homeloss and Disturbance Scheme
- (3) that the Executive Director (Enterprise Resources), in consultation with the Head of Legal Services as required, be authorised to negotiate the voluntary purchase by the Council of the 2 owner occupied properties at 8 and 16 Monteith Street, affected by the demolition proposals
- (4) that in the event that agreement cannot be reached with any owner to acquire their property on a voluntary basis, the Executive Director (Housing and Technical Resources) will seek approval from the Scottish Government to promote Compulsory Purchase as is required by Section 10 of the Housing (Scotland) Act 1987
- (5) that on receipt of approval from the Scottish Government, the Executive Director (Housing and Technical Resources), in consultation with the Head of Legal Services, be authorised to promote Compulsory Purchase Orders under Section 10 of the Housing (Scotland) Act 1987 to acquire owner occupied properties within the area designated for demolition, where agreement cannot be reached with these owners to acquire their properties on a voluntary basis.
- (6) that the Executive Director (Enterprise Resources), be instructed to negotiate and settle compensation claims in connection with the Compulsory Purchase Orders

- (7) that the Executive Director (Housing and Technical Resources), in consultation with the Head of Legal Services, be authorised to exercise powers under the Housing (Scotland) Act 2001 to obtain vacant possession of the tenanted properties approved for demolition within Monteith Street where reasonable offers of suitable alternative accommodation under the terms of this Act have been refused
- (8) that current and future void housing at 1 – 39 Monteith Street and 27/29 Pettinain Road are designated as ‘initiative voids’ and the Council’s Allocation Policy is suspended.
- (9) that a further Committee report is submitted at a later date with proposals for the redevelopment of the site.

3. Background

- 3.1. Previous reports to the Housing and Technical Resources Committee have set out proposals for reducing the over supply of Council housing in certain areas within rural Clydesdale and to outline the action being taken to support the sustainability of the villages affected by low demand. A previous Committee approval (October 2005), to demolish 20 flats in George Street has been implemented.
- 3.2. The Council’s Local Housing Strategy has confirmed that there remains a persistent problem of over supply of rented housing in Carstairs Junction. As a consequence of low demand for flats within the village, 26 flats in Monteith Street are currently void.
- 3.3. The action recommended in this report to demolish 36 low demand flats in Monteith Street and Pettinain Road as outlined in bold in the attached Appendix. The cleared site will provide future private housing development potential in the village to help address issues of over supply in the area. This action, coupled with a policy of sensitive letting, will assist the Council to promote development of a more sustainable, mixed tenure community.
- 3.4. It is anticipated that the cleared site will be of potential interest to private developers. The Council were previously successful in marketing a site in the nearby village of Forth following demolition of low demand Council housing. An adjacent site to Monteith Street now has planning approval for new build family housing.
- 3.5. Suitable alternative rented housing for the displaced tenants will be provided within the Clydesdale area.

4. Employee Implications

- 4.1. There are no employee implications

5. Financial Implications

- 5.1. The cost of demolition of the 36 flats at 1 – 39 and 2 – 28 Monteith Street and 27 and 29 Pettinain Road, Carstairs Junction will be met from the Resource capital programme. Demolition costs are estimated to be in the region of £72,000.
- 5.2. The total costs (including home loss and disturbance payments but excluding costs for compensation for the owner occupiers) are expected to amount to £18,000.
- 5.3. The total costs of the purchase of homes from the 2 owners, payment of Statutory Homeless and Disturbance is expected to amount to £78,500.

- 5.4. There are no anticipated costs to the Council for any new build proposals in Carstairs Junction. The site, if sold as a development opportunity, is likely to generate a receipt for the Council.

The costs associated with the demolition proposals are summarised below:

Demolition of 36 flats at £3,300 per flat	£118,800
Owners buy back, 2 houses at £35k per house	£ 70,000
Statutory Homeloss and Disturbance, 9 tenants at £2,250 per household	£ 20,250
Statutory Homeloss and Disturbance, 2 owners assuming 10% of house value @ £35k + £750	£ 8,500
Security costs for void housing prior to demolition	£ 10,000
Landscaping and boundary treatments of cleared site	£ 25,000
Total estimated costs	£252,550

- 5.5. The costs of the demolition to the Housing Capital Programme will be mitigated by the savings made from costs incurred should the 34 rented properties be retained; costs savings will be made from void security, void repairs, reactive maintenance and improvements costs through the Home Happening programme.

6. Other Implications
None.

7. Equality Impact Assessment and Consultation Arrangements

- 7.1. Consultation with residents, elected members, the Clydesdale North Tenants and Residents Forum and local agencies will continue to inform the detailed timescales and rehousing options.
- 7.2. The impact assessment of the proposals in this report will be in relation to rehousing outcomes for residents, which will be monitored within the overall framework of the Council's Housing Allocation Policy. This report does not introduce a new policy, function or strategy and therefore no separate impact assessment is required.

Jim Hayton
Executive Director (Housing and Technical Resources)

27 May 2009

Link(s) to Council Objectives

- ◆ Improve the quality of the physical environment.

Previous References

- ◆ None

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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APPENDIX 1 HOUSING AND TECHNICAL RESOURCES Committee Report

Monteith Street / Pettinain Road, Carstairs Junction



Not to Scale
9th March 2009

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