

Report

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Report to:	Housing and Technical Resources Committee
Date of Meeting:	25 November 2009
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Demolition of Properties at Lyonside Street, Rigside and Hillview Crescent, Glespin
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval for the demolition of vacant Council housing at 16-24 Lyonside Street, Rigside, comprising five amenity bungalows.
- ◆ request approval for the demolition of vacant Council housing at 10-16 Hillview Crescent, Glespin, comprising four in a block flats.

2. Recommendation(s)

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

- (1) that current and future void housing at 16 – 24 Lyonside Street, Rigside and 10 – 16 Hillview Street, Glespin are designated as initiative voids and these 9 properties are removed from the Council's lettable stock.
- (2) that the Council arranges the demolition of these vacant houses as part of the 2010/2011 demolition programme.

3. Background

- 3.1. Previous reports to the Housing and Technical Resources Committee set out proposals for reducing the over supply of Council housing in certain areas within rural Clydesdale and outlined the actions being taken to support the sustainability of the villages affected by low demand including Rigside and Glespin.
- 3.2. The Council's Local Housing Strategy has confirmed that there remains a persistent problem of over supply of rented housing in Glespin and Rigside. As a consequence of low demand for rented accommodation, the 9 dwellings affected by this proposal are all currently long term void.
- 3.3. The dwellings recommended for demolition include 5 low demand amenity properties in Lyonside Street, Rigside and 4 cottage flats at Hillview Crescent, Glespin as shown outlined in bold on the plans appended to this report. The sites will be cleared and future consideration may be made, subject to more favourable economic conditions, to the marketing of these sites for private development. This action, coupled with a policy of appropriate letting within these rural areas will assist the Council to promote development of a more sustainable mixed tenure community.

- 3.4. There are no tenants or residents directly affected by these proposals, given the properties are all vacant, however, tenants in the surrounding area and local tenant organisations have been informed about this proposal and will continue to be consulted about timescales for the demolition.

4. Employee Implications

- 4.1. None.

5. Financial Implications

- 5.1. The cost of demolishing the 9 flats at these 2 locations will be met through the existing Regeneration Capital Programme. The cost for demolition and security, with associated landscaping and boundary treatments, are estimated to be in the region of £40,310.00.

- 5.2 There are no costs associated with home loss and disturbance payments.

- 5.3 These sites, if sold as a development opportunity, could generate a future capital receipt for the Council. The costs associated with the demolition proposals are summarised below:-

Demolition of 5 amenity bungalows at 16 – 24
Lyonside Street, Rigsid at £4,000 per dwelling

£20,000

Demolition of four in a block flats, 4 in total at
Hillview Crescent, Glespin at £4,200 per dwelling

£16,800

Security costs for void housing prior to demolition

£3,510

Landscaping and boundary treatment of cleared sites - included in demolition cost

Total estimated costs

£40,310

6. Other Implications

- 6.1. None.

7. Equalities Impact Assessment and Consultation Arrangements

- 7.1. Consultation has taken place with tenants groups at Rigsid and Glespin and also the Clydesdale South Area Forum and there is broad acceptance and support for these proposals. Local Members have also been made aware of these proposals.

- 7.2. The main impact of the proposals will be to consolidate remaining council stock, and improve the local amenity and future sustainability within these small settlements through the removal of surplus low demand void property. 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)

28 October 2009

Link(s) to Council Objectives and Values

- Improve the quality, access and availability of housing
- Improve the quality of the physical environment

Previous References

- Report to Housing and Technical Resources Committee, 31 October 2007

List of Background Papers

None

Contact for Further Information

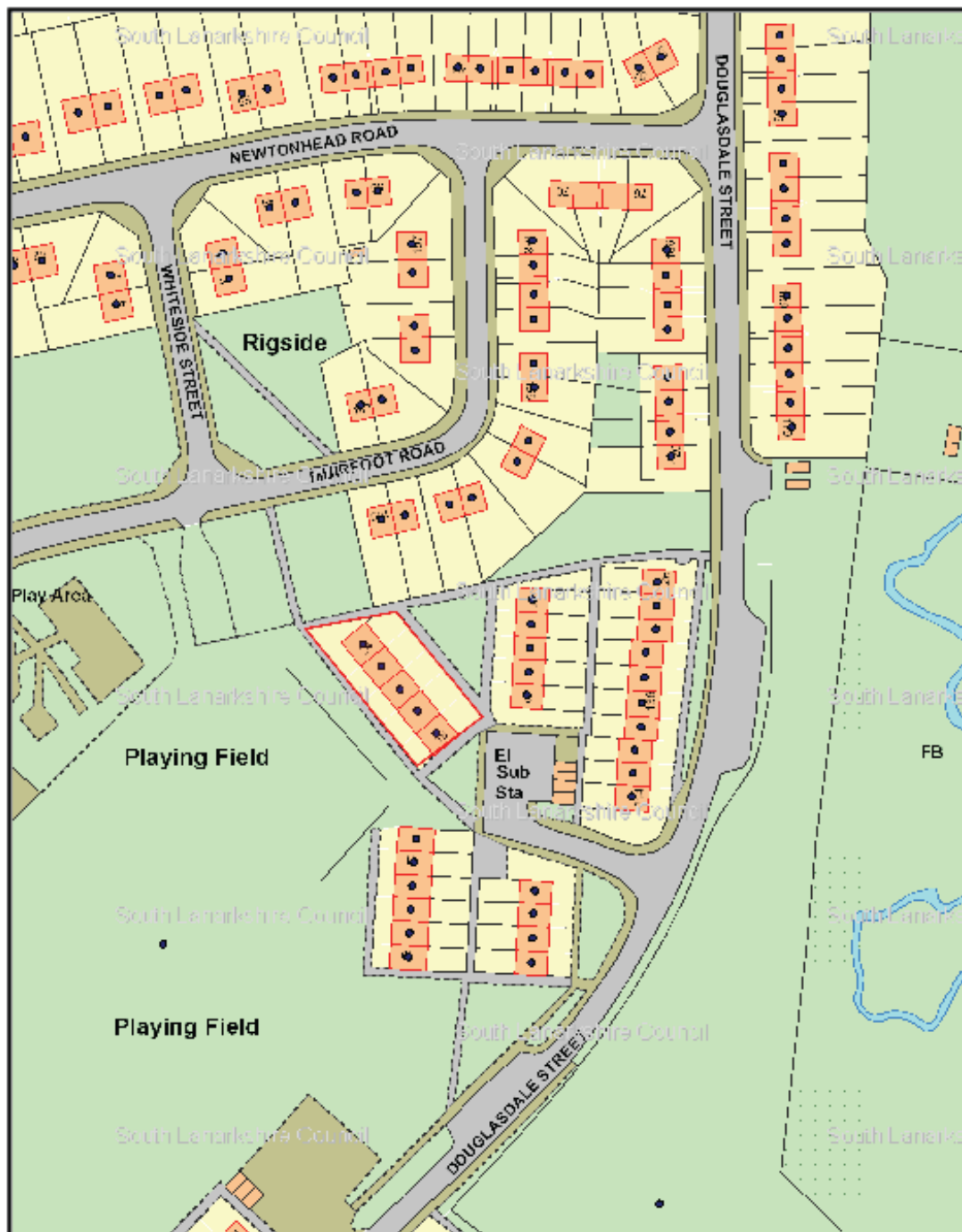
If you would like to inspect the background papers or want further information, please contact:-

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APPENDIX 1 – 16 – 24 Lyonside Street, Rigside



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16 to 24 Lyonside Street, Rigside

5 amenity bungalows recommended for demolition



South Lanarkshire Council

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Original Drawing Size : 210 x 297 (A4) (c)

APPENDIX 2 – 10 to 16 Hillview Crescent, Glespin

