

Report

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Report to:	Housing and Technical Resources Committee
Date of Meeting:	13 July 2011
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Greenhill Court Refurbishment - Proposals to Demolish and Reconfigure Flats
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval for the demolition of 3 flats and the reconfiguration of 1 flat as part of the refurbishment of Greenhill Court, Rutherglen

2. Recommendation(s)

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

- (1) that, in consultation with the tenants, the 2 flats at Block 3, be demolished to enable the redevelopment of the central foyer/concierge station and main entrances to Greenhill Court as part of the overall refurbishment of all 5 blocks
- (2) that, in consultation with the tenant, the flat at Block 3, is reconfigured from a 2 bedroom property with internal stairs to a 1 bedroom property with level access to enable the redevelopment of the central foyer/concierge station and main entrances to Greenhill Court as part of the overall refurbishment of all 5 blocks
- (3) that the current caretaker's flat at Block 2, House 1 is demolished to allow the construction of a new concierge station and associated facilities
- (4) that the 3 tenants be re-housed and compensated in accordance with the statutory Homeless and Disturbance Scheme.

3. Background

3.1. Greenhill Court is a housing estate within Central Rutherglen, located close to Rutherglen Main Street. It is a development made up of 5 blocks of one and two bedroom tenement flats situated over 7 floors which account for a total of 175 properties. The properties are accessed by communal stairwells and closed deck access walkways. The blocks were built during the 1970s by Glasgow District Council for the purpose of social rented housing. South Lanarkshire Council took over management responsibilities during 1996.

3.2. Of the 175 properties, 172 are managed as social rented housing by South Lanarkshire Council. One is occupied by South Lanarkshire Council as a Caretaker's Office. And two properties are owner occupied; these are at Block 5 and Block 1. There is a 24 hour Caretaking Service on site, based in Block 2, House 1.

3.3. Despite the central location of the development and the investment work that has been carried out in the past, demand for properties is low and turnover is high.

- 3.4. Issues which affect their let ability include the poor quality heating/insulation within the properties, and lack of security within the block, despite controlled entry to the main entrance and the Caretaking Service.
- 3.5. Greenhill Court has been the subject of a Local Letting Initiative since 2009 which limits the allocation of housing to the Urgent Need list to no more than 30% of lets, to assist with tackling issues of low tenancy sustainment and a high level of tenancy failures and abandonments. This initiative is proving successful at ensuring lower levels of turnover and increasing sustainability.
- 3.6. The refurbishment programme will include external cladding and new roof covering; installation of gas central heating; improved insulation throughout the building; renewal of the CCTV and security systems in the building; external environmental upgrading works. The overall aim of the investment is to ensure a welcoming, secure building where individual properties are energy efficient, secure and attractive

4. Reconfiguration Proposals

- 4.1. A key element of the refurbishment will be the complete redevelopment of the main entrance to create a central foyer and concierge station, with entrances leading to the front and rear of the property. From here the security of, and access to the building will be monitored and controlled.
- 4.2. There are currently 3 main entrances to Greenhill Court, at the front of the building in the centre and at either end of Blocks 2 and 4. The current access arrangements make it difficult to control the security of the building, as visitors can come and go with the caretakers having little visibility of their movements.
- 4.3. The proposed entrances to Greenhill Court will be at the centre of the building, creating a double height open space with a prominent concierge desk, ensuring that all visitors will have to pass through this area before they can access any of the blocks. The door entry system and CCTV will be monitored from the concierge desk, and any breaches in the security of the building will be immediately visible.
- 4.4. The creation of the new entrance layout requires the space currently occupied by 2 flats within Block 3, the Caretaker's flat in Block 2 and part of 1 flat in block 2.

5. Next Steps

- 5.1. In terms of progressing the reconfiguration of the entrance to Greenhill Court as detailed in 4.2 above, it is proposed that:-
 - ◆ consultation be undertaken with the 3 tenants concerned to identify their housing needs and preferred areas for rehousing
 - ◆ priority be awarded to each tenant to be re-housed as an 'Other Category' applicant into suitable alternative housing
 - ◆ the 3 tenants are compensated in accordance with the statutory Homeloss and Disturbance Scheme

6. Employee Implications

- 6.1. None.

7. Financial Implications

- 7.1. The costs for the refurbishment of Greenhill Court have been included within the Housing Investment Plans for 2011/2012 and 2012/2013. The works are subject to a tendering process.

7.2. Provision will be made within the budget for the costs of compensating the 3 tenants as referred to in 5.1 above.

8. Other Implications

8.1. The risks associated with undertaking this project have been assessed and are evaluated on a regular basis.

8.2. The successful completion of this project will have positive implications in relation to sustainability for the residents as a major part of the project relates to energy efficiency.

9. Equality Impact Assessment and Consultation Arrangements

9.1. This report does not introduce a new policy, function or strategy or recommend a change to existing policy, function or strategy and, therefore, no impact assessment is required.

9.2. The individual needs of the tenants will be considered through the consultation process set out at section 5.1 above.

Lindsay Freeland
Executive Director (Housing and Technical Resources)

17 June 2011

Link(s) to Council Values/Improvement Themes/Objectives

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

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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