

Report

Report to:	Housing and Technical Resources Committee
Date of Meeting:	12 October 2011
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Surplus property at 6-10 New Trows Road, Lesmahagow
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ◆ request approval to declare two flats at Nos. 8 and 10 New Trows Road, Lesmahagow, surplus to requirements with a view to disposing of the properties in conjunction with the surplus vacant ground floor property at No. 6.

2. Recommendation(s)

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

- (1) that the properties at 6, 8 and 10 New Trows Road are declared surplus with a view to the market disposal of the subjects as a whole in accordance with the Council's approved asset management process for surplus property.
- (2) that the Council proceed to rehouse and compensate the tenant at 8 New Trows Road through the statutory Homeloss and Disturbance scheme.

3. Background

- 3.1. The two upper flats at 8 and 10 New Trows Road form part of a block of four properties in a central location in the village of Lesmahagow. The building is a traditional two storey sandstone property built prior to 1895. Records indicate that the two upper flats were added to the operational housing stock of the former Clydesdale District Council in 1981.
- 3.2. The ground floor property (No 6) has at some time prior to 1996 been adapted to form a single commercial/office unit. Until recently, this unit was let on a concessionary basis to a local community group. The concessionary let was terminated on 25 May 2011, and following a review of concessionary lets in June 2011 the property was assessed as having market potential and recommended for open market disposal.
- 3.2. The upper accommodation comprises 1 bedroom flats accessed from a remote external stair case to the rear of the property. The access to the upper flats is isolated and insecure and has been the focus of persistent vandalism and antisocial behaviour. Lack of demand for the flats has contributed to high turnover and increasing levels of void rent loss and repair costs.

4. Current Status and Proposals

- 4.1 The flat at 10 New Trows Road was used as temporary furnished accommodation from November 2009 to December 2010. This proved to be unsustainable with tenancies lasting an average of 2 to 3 months contributing to the high turnover. The property was badly vandalised in January 2010 and remains void.
- 4.2 The current condition and cost of repairing this property as well as any improvements required to both No.8 and No.10 to achieve the (SHQS) is considered uneconomic. This is based on the current condition of the overall fabric of the block, the lack of any demand, persistent problems of vandalism related to the design and the expenditure required to upgrade the property.
- 4.3 The current tenant at No. 8 is a high priority for transfer due to the unsuitability of the property and will be rehoused within existing stock in Lesmahagow as soon as suitable alternative accommodation becomes available.
- 4.4 The whole property, (comprising ground floor units and upper flats) has been identified through the Council's Asset Management process as having market potential for both residential and commercial use. In addition to a capital receipt, redevelopment of the whole asset is likely to help address the problem of persistent vandalism and antisocial behaviour and improve sustainability of this high profile town centre property. It is therefore recommended that the two flats are declared surplus to enable the whole property including the commercial unit at No. 6 to be considered for market disposal in accordance with the approved surplus asset process.

5. Employee Implications

- 5.1. There are no employee implications.

6. Financial Implications

- 6.1. The costs associated with homeloss and disturbance will be met through existing Area Service budgets.

7. Other Implications

- 7.1. Terms and conditions related to future disposal will be reported through the Executive Committee in accordance with the Council's approved surplus asset process.
- 7.2 There are no significant issues in relation to sustainability or risk in terms of this report.

8. Equality Impact Assessment and Consultation Arrangements

- 8.1. Consultation has taken place with Clydesdale South Area Forum. Local Members have also been made aware of these proposals.
- 8.2 This report does not introduce a new policy, function or strategy and therefore no separate impact assessment is required.

Lindsay Freeland

Executive Director (Error! Reference source not found. **Resources**)

4 October 2011

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

- ◆ Making best use of resources
- ◆ 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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