

Report

Report to:	Housing and Technical Resources Committee
Date of Meeting:	30 June 2010
Report by:	Executive Director (Housing and Technical Resources)

Subject:	Demolition of Four Properties at Hawkhead Terrace, Forth
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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 38, 40, 42 and 44 Hawkhead Terrace, Forth comprising 1 block of 4 flats.

2. Recommendation(s)

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

- (1) that current and future void housing at 38, 40, 42 and 44 Hawkhead Terrace, Forth are designated as initiative voids and the Council's Allocation Policy is suspended
- (2) that the Council arranges the demolition of these vacant houses as part of the existing term demolition programme in 2010/2011.

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 actions being taken to support the sustainability of the villages affected by low demand including Forth.

3.2. The Council's Local Housing Strategy has confirmed that there remains a persistent problem of over supply of rented housing in Forth. As a consequence of low demand for rented accommodation, the 4 dwellings affected by this proposal are all currently unoccupied and are long term voids.

4. Current Status and Proposals

4.1 The properties recommended for demolition outlined in bold in Appendix 1 consist of one block of four 2 apartment cottage flats. The properties are currently long term void. There is no waiting list and a pressure analysis of less than one applicant per void across the letting area.

4.2 In addition to ongoing void rent loss of £11,600 per annum the Council incurs approximately £6,000 per annum in security costs for these 4 empty properties. Two of the flats have been subject to serious internal vandalism and given the lack of demand repair is not considered to represent best value.

4.3 The cost of demolition is estimated to be £14,800. In addition to the reduction in void rent loss, and the resultant saving in security and maintenance costs, the demolition of these four properties will help address the oversupply in Forth and improve sustainability of the remaining stock in the area.

4.4 It is proposed that the site will be landscaped and future consideration will be given to marketing the site for private housing redevelopment in the future subject to more favourable economic conditions. This action will assist the Council to promote development of a more sustainable mixed tenure community.

5. Employee Implications

5.1. There are no employee implications.

6. Financial Implications

6.1. The total cost for demolition of these four flats and associated landscaping and boundary treatments is estimated to be £14,800 and will be met through the existing Regeneration Capital Programme.

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

7. Other Implications

7.1. The risks associated with not undertaking the demolition are financial in terms of increased costs for ongoing void rent loss, security costs and repair, and an increased risk to community safety arising from ongoing vandalism. In addition, the blight caused by these long term empty properties will continue to have a negative impact on the sustainability of the local community and detract from investment aimed at improving the village.

8. Equality Impact Assessment and Consultation Arrangements

8.1. Consultation has taken place with local tenants groups and the Clydesdale South Area Forum. Local Members have also been made aware of these proposals.

8.2. 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.

Lindsay Freeland

Executive Director (Housing and Technical Resources)

5 June 2010

Link(s) to Council Objectives

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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:

Stewart Gibb, Area Services Manager Clydesdale

Ext: 810 3525 (Tel: 01555 673525)

E-mail: stewart.gibb@southlanarkshire.gov.uk

APPENDIX 1 - 38, 40, 42, 44 Hawkwood Terrace, Forth, ML11 8AT



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38, 40, 42, 44 Hawkwood Terrace, Forth
 4 in block Flats recommended for demolition.



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