

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Community Participation Committee: 28 November 2012

Subject: Prioritisation of surplus stock and timetable for demolition

1. Purpose

- 1.1** The purpose of this report is to provide members of the Community Participation Committee with information about the programme of demolitions approved by the Housing, Environment, and Economic Development Committee in August 2012.

2. Recommendations

- 2.1** It is recommended that the Community Participation Committee notes the approved programme of demolitions.

3. Background

- 3.1** The Council's decision of 20 June 2012 to adopt a policy of stock retention has afforded the Council the opportunity to accelerate the planned demolition of currently identified surplus housing stock within West Dunbartonshire through the Housing Capital Programme.
- 3.2** The acceleration of these demolitions will assist the Council to further explore regeneration opportunities across these areas, the results of which will be reported to future meetings of the Housing, Environment and Economic Development committee.
- 3.3** The Housing, Environment and Economic Development Committee of 3 March 2010 approved the demolition of the following properties in North Mountblow, Clydebank:

Melbourne Avenue

Nos. 1, 3, 5, 7, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 33, 35

Salisbury Place

Nos. 31,33,35,37,39,40-89 (inclusive), 91,93,95,97,99,101,103,105,109,111, 113,115,117,119,121,123,125,127,129,131,135,137,139

Lilac Avenue

82,84,86,88,94,96,98,102,104,106

- 3.3** The Housing, Environment and Economic Development Committee of 15 August 2012 approved the demolition of the remaining surplus properties:

Carrick Terrace, Castlehill

Nos.1, 2, 3, 4, 5, 6, 7, 8

Muir Road, Glenside

Nos. 2, 4, 8, 11, 13, 15

Howatshaws Road, Glenside

No. 46

Multi storey properties at Bellsmyre

Kinglas House, Fruin House, Endrick House and Douglas House

Brucehill community flat

Nos. 37-43 Napier Crescent

4. Main Issues

The demolition process

- 4.1** The proposal is to demolish the properties identified in 3.2.and 3.3 in the following order:

1 - Properties in the North Mountblow area

2 - The former Brucehill Community Flat located at Napier Crescent, Brucehill, Dumbarton

3 - Carrick Terrace, Castlehill, Dumbarton

4 - Bellsmyre Multi Story Flats, Dumbarton

5 - Properties in the Glenside area

- 4.2** The order of priority is based on the following: on-going problems with fire-raising (and other anti-social behaviour) at North Mountblow; the poor repair of the former community flat in Brucehill and the contribution that the land could make to meeting priorities in the Council's Strategic Local Programme; and to facilitate the ongoing regeneration plans for Castlehill.

- 4.3** Consultancy Services shall manage the procurement process. The tender has been advertised on the Public Contracts Scotland website. Following receipt of completed pre-qualification questionnaires based on 5 pre-selection criteria, 6 contractors will be invited to tender, one of which will be awarded the contract on the basis of the most economically advantageous tender and appointed on a measured term contract to carry out the demolitions.

4.4 The proposed timetable for procurement is listed below:

- Week commencing 20.08.12 - issue Pre Qualification Questionnaire (PQQ) on Public Contracts Scotland
- Week commencing 10.09.12 - PQQ's returned
- Week commencing 29.10.12 - issue tender
- Week commencing 19.11.12 - tenders returned
- January 2012 – start on site

A proposed indicative project plan is at Appendix 1.

4.5 In addition to the demolitions listed in paragraph 4.1, Housing, Environment, and Economic Development Committee (15 August 2012) approved the demolition of the properties at:

11, 13, 15 Aitkenbar Drive,
15 and 16 Auchenreoch Avenue,
2 and 4 Penniecraef Avenue
48 Whiteford Avenue

These demolitions will facilitate the Council's new house building programme and are likely to commence in advance of the demolitions listed in paragraph 4.1.

5. People Implications

5.1 There are no direct implications for staff as demolition of surplus properties is not within the scope of activities undertaken by Council employees.

5.2 All health and safety considerations of residents in properties near to the proposed sites shall be incorporated into the demolition process which will be monitored by Consultancy Services.

6. Financial Implications

6.1 Council agreed (meeting 20 June 2012) to delegate authority to the Executive Director of Housing, Environmental and Economic Development to use the previously earmarked HRA balance of £1.43m plus any non-earmarked HRA surplus from 2011/12 to target additional improvements and demolitions during the current financial year (Council meeting 20 June 2012).

6.2 A total of £2.382m is allocated for activities associated with the regeneration of stock during the current financial year. These demolitions will be met from this funding.

7. Risk Analysis

- 7.1** Consultancy Services highlighted the risk of delay to the project resulting from the length of time potentially involved in arranging the service disconnections. Every effort will be made to ensure that the relevant utilities companies work with the Council to ensure that the demolitions progress timeously.

8. Equalities Impact Assessment (EIA)

- 8.1** The proposal will involve the clearance of surplus properties so there is no impact on current service provision to any tenants.

9. Consultation

- 9.1** Consultation has taken place with the Head of Housing and Community Safety; Head of Legal, Administrative and Regulatory Services, Head of Finance and Resources; and the HRA Programme Leader (Consultancy Services).
- 9.2** There has previously been consultation with local communities and tenants organisations when the properties were initially declared as surplus with a view to demolition. There will be further consultation with those communities affected.

10. Strategic Assessment

- 10.1** At its meeting on 26 September 2012, the Council agreed that its five main strategic priorities for 2012 - 2017 are as follows:
- Improve economic growth and employability.
 - Improve life chances for children and young people.
 - Improve care for and promote independence with older people.
 - Improve local housing and environmentally sustainable infrastructure.
 - Improve the well-being of communities and protect the welfare of vulnerable people.
- 10.2** The proposed demolitions will release the land needed by the Council to achieve its strategic housing objectives set out in the Local Housing Strategy; to deliver the new affordable homes set out in the Strategic Local Programme by 2015; and to facilitate regeneration in the Council's priority areas, this will assist in meeting one of the Council's main strategic priorities to improve local housing and environmentally sustainable infrastructure.

Elaine Melrose

Executive Director of Housing, Environmental and Economic Development

Date: 12 November 2012

Person to Contact: Sarah Ward - Policy Officer, Garshake Road, Dumbarton, G82 3PU, telephone: 01389 737152, e-mail: sarah.ward@west-dunbarton.gov.uk

John Kerr – Housing Strategy Manager, Garshake Road, Dumbarton, G82 3PU, telephone: 01389 737889, e-mail: john.kerr@west-dunbarton.gov.uk

Appendices: Appendix 1 – proposed procurement timetable

Wards Affected: 2, 3, and 6