

WEST DUNBARTONSHIRE COUNCIL

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

Housing, Environment and Economic Development Committee: 4 November 2009

Subject: Lock Ups

1. Purpose

- 1.1** The purpose of this report is to provide an update on the status of lock ups owned and managed by West Dunbartonshire Council

2. Background

- 2.1** A review of the lock up garages owned by West Dunbartonshire Council was carried out in 2005/06. As a result of the review, on 12 April 2006, Social Justice Committee approved the demolition of 198 lock up garages. Details of these lock ups are attached at Appendix 1.
- 2.2** A further report was presented to Housing, Environment and Economic Development on 2 September 2009. This report provided members with information on the status of lock ups owned and managed by West Dunbartonshire Council and sought approval for the demolition of a further 134 lock ups. Details of these lock ups are attached at Appendix 2.

3. Main Issues

- 3.1** The report to Committee in September 2009 did not include details of the lock ups detailed at Appendix 1, as approval had previously been granted for demolition of these lock ups.
- 3.2** Following the meeting on 2 September 2009, notices were served on lock ups at block H Braehead, Gaitskell Avenue and blocks C and D Redburn as part of the demolition programme for the lock ups approved for demolition by the Social Justice Committee in April 2006.
- 3.3** Since the issuing of the notices of demolition, the department has received enquiries from residents in the areas concerned, requesting that the lock ups be retained. Some of these residents have also contacted elected members in this regard.
- 3.4** Following receipt of these enquiries, further surveys of the lock ups at Braehead, Redburn and Gaitskell Avenue have been carried out. The findings from the surveys are attached at Appendix 3.

- 3.5** The most recent survey identified that the majority of the Braehead lock ups are in poor condition and require to be demolished. The original recommendation to demolish Redburn Blocks C and D was based on the combined repair costs of these lock ups. There is only 1 tenanted lock up in Redburn Block C and the repairs costs would be approximately £10,000. If the blocks are assessed separately, Redburn Block D would cost more to demolish than to retain.
- 3.6** The original recommendation to demolish Gaitskell Avenue was flawed as the recent survey identified that repair costs are significantly lower than the original estimates provided.

4. Personnel Issues

- 4.1** There are no Personnel Issues

5. Financial Implications

- 5.1** It is estimated that the demolition costs of the Braehead lock ups and Redburn Block C will be approximately £43,540.

6. Risk Analysis

- 6.1** The risk is that the condition of the lock ups will continue to deteriorate and the costs of any remedial action will increase year on year. There is also a health and safety risk due to the very poor condition of some of the lock ups.
- 6.2** A decision to demolish does have implications for existing tenants. However, if an existing tenant were to lose their lock up as a result of a demolition programme, Housing Operations would make every effort to find a suitable alternative.

7. Conclusions & Officers' Recommendations

- 7.1** The most recent survey of the lock ups in Braehead identified that the lock ups are in poor condition and it is recommended that they be demolished.
- 7.2** The original recommendation to Social Justice Committee on 12 April 2006 to demolish the lock ups at Redburn Block C and D was based on their combined repairs costs. However when assessed separately, it is cost effective to retain Redburn Block D and demolish Redburn Block C.
- 7.3** The original recommendation to Social Justice Committee on 12 April 2006 to demolish Gaitskell Avenue lock ups was flawed in that the recent survey identified repairs costs as significantly less than the original estimates provided.

- 7.4** Based on the most recent survey information, the Committee is asked to reconsider the decision taken at Social Justice Committee on 12 April 2006 and agree to the retention of the lock ups at Gaitskell Avenue and Redburn Block D.
- 7.5** In summary, it is recommended that all the listed blocks at Braehead and Block C Redburn are demolished, and the two blocks at Gaitskell Avenue and Block D Redburn are retained.

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13 October 2009

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Appendices: Appendix 1 - Social Justice Committee approved demolitions - 12 April 2006
Appendix 2 - HEED Committee approved demolitions - 2 September 2009
Appendix 3 - Braehead, Redburn and Gaitskell Avenue surveys

Background Papers: Lock Ups - Housing, Environment and Economic Development Committee, 2 September 2009.

Lock Up Review, Social Justice Committee, 12 April 2006.

Wards Affected: All