

WEST DUNBARTONSHIRE COUNCIL

Report by Director of Housing, Regeneration and Environmental Services

Social Justice Committee: 12 April 2006

Subject: Lock up Review

1. Purpose

- 1.1** This report seeks Committee approval to demolish 198 lock ups across West Dunbartonshire as specified in Appendix 1 to the report.

2. Background

- 2.1** Many lock ups across West Dunbartonshire are in poor condition and have little or no demand. A review of the lock ups was carried out to assess the demand levels and repairs requirements to determine if it is financially viable to retain the lock ups. The review concentrated on the areas which have not been identified as subject to the proposed Community Ownership Programme.

3. Main Issues

- 3.1** The sites identified in Appendix 1 to the report contain 198 lock-ups, 132 of which are currently void. This equates to an annual void rent loss of £37,348 which is a 67% void rate.
- 3.2** Many of the lock-ups are subject to vandalism and would incur considerable repairs costs to bring them up to a lettable standard. There is little or no demand for lock-ups at these locations and no evidence to suggest that investment would improve the popularity of these units.
- 3.3** The gross annual rental income for the lock ups specified is £56,022, however due to the high void level, the net income receivable is £18,674. The estimated cost of repairing the lock ups is £65,850, therefore it would take 3½ years rental income to meet the current cost of bringing the lock ups to a lettable standard.

4. Personnel Issues

- 4.1** None.

5. Financial Implications

- 5.1** The cost of demolition is estimated to be £89,100 and this work will be funded from the HRA Capital Programme 2006/2007.

6. Recommendation

6.1 The Committee is invited to:-

- (a) approve the demolition of the lock ups shown in the Appendix to this report; and**
- (b) approve the suspension of allocations to the properties shown in the Appendix to this report.**

David McMillan

Director of Housing, Regeneration and Environmental Services

Date: 27 March 2006

Wards Affected: Wards 2, 3, 4, 11, 18, 19 and 21

Appendix: Lock-up Analysis

Background Papers: None

Person to Contact: Margaret Caldwell, Manager of Housing Operations,
Telephone: 01389 737874