

AGENDA ITEM No.16a

NORTH LANARKSHIRE COUNCIL

REPORT

To: Housing Committee	Subject: Housing Capital Programme (HRA) 1996/97 Major Repairs and Environmentals at Northfield/Rennie Road, Kilsyth
From: Director of Housing	
Date: 26 August 1996	
Ref: GSW/AG/VWG/5	

1 Introduction

- 1.1 The HRA Capital Programme 1996/97 for the Cumbernauld and Kilsyth area identified £250,000 for major repairs and environmental improvements at Northfield/Rennie Road, Kilsyth.
- 1.2 The purpose of this report is to advise Committee of the phased programme of works which includes re-rendering, environmental improvements, door entry systems and close up-grading.

2 Programme

- 2.1 Last financial year 1995/96 the former Cumbernauld and Kilsyth District Council carried out some works to three pilot blocks within this area. However, the full package of refurbishment was never completed.
- 2.2 It is therefore proposed to progress the refurbishment programme in this area by completing the works in two of these pilot blocks, namely 1-19 Northfield Road and 21-29 Northfield Road (Phase 1).
- 2.3 The third pilot block at 73-91 Rennie Road has a sole owner-occupier within the block. Negotiations have taken place with her but indications are that even with a repairs grant, she is unwilling to participate. Further discussions will take place with this owner-occupier in an attempt to carry out the proposed works later in the programme.
- 2.4 Following the initial two blocks outlined in paragraph 2.2, it is proposed to continue with the programme of works to the remaining twelve similar type blocks in this area.
- 2.5 The phasing of the works within these twelve blocks will start this financial year and continue to be identified in future capital programmes until the works are complete. It is proposed that phase two of the programme will include 31-57 Northfield Road and 2-26 Northfield Road, Kilsyth.

- 2.6 The total estimated cost of completing all fourteen blocks in this area is area is £1,500,000.
- 2.7 The phased programme of works, based on the same level of spending this year, would take six years to complete the re-rendering and environmental improvement works in this area.

3 Recommendations

- 3.1 In order to progress these proposals, Committee is asked to approve that:
- a) the refurbishment works in two of the original pilot blocks as outlined in paragraph 2.2 are progressed this financial year 1996/97 and that the Director of Construction Services be authorised to implement this work.
 - b) future Capital Programmes include provision to continue with the refurbishment and environmental improvements to the remaining twelve blocks on a phased basis as outlined in this report.
 - c) negotiations continue with the owner-occupier as outlined in paragraph 2.3 and take place with any other owner-occupiers within future blocks.

4 Background Information

- 4.1 Available from the Housing Department.



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Director of Housing