

## NORTH LANARKSHIRE COUNCIL

## REPORT

To : <b>HOUSING COMMITTEE</b>		Subject : <b>BELLSHILL NO. 2 HOUSING ACTION AREA PHASE 2 PROPOSED SERVICE OF REPAIRS NOTICES</b>
From : <b>DIRECTOR OF HOUSING</b>		
Date : <b>23 AUGUST 1996</b>	Ref: <b>GSW/IMcM/AMcS/6</b>	

**1. Introduction**

- 1.1 The purpose of this report is to seek approval to serve Repairs Notices on the co-proprietors of properties within the Bellshill No.2 Housing Action Area, as part of the ongoing rehabilitation programme there.

**2. Background**

- 2.1 The former Motherwell District Council designated a number of tenemental properties at Bellshill Cross as the Bellshill No. 2 Housing Action Area for Improvement, and appointed Lanarkshire Housing Association as the Council's agent to co-ordinate the necessary rehabilitation.
- 2.2 The rehabilitation contract for Phase 1 is now nearing completion, and a contract for Phase 2, at 1A - 7L Hamilton Road and 168 - 188 Main Street, is programmed to start in late September 1996.
- 2.3 The properties comprise commercial units at ground floor level and flats at first and second floor levels. Most of the flats have been acquired by Lanarkshire Housing Association, who receive capital funding from Scottish Homes.
- 2.4 To facilitate the progress of the Housing Action Area it is necessary to provide Repairs Grants to the commercial proprietors towards their share of common costs, and provision has been made for expenditure on such grants in the Council's Non-HRA Capital Programme in 1996/97 and 1997/98.
- 2.5 A Repairs Grants is only payable in respect of a non-residential property if it is subject to a Repairs Notice in terms of Section 108 of the Housing (Scotland) Act 1987. It is therefore proposed that such Notices be served on the appropriate owners, simply to facilitate their access to Repairs Grants and to secure their participation in the rehabilitation project.

**3. Recommendation**

- 3.1 It is recommended that the Council serves Repairs Notices in terms of Section 108 of the

Housing (Scotland) Act 1987 on the co-proprietors of the tenements at 1A - 7L Hamilton Road and 168 - 188 Main Street, Bellshill.

**4. Background Information**

4.1 Available in the Housing Department.

**Director of Housing**

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