

NORTH LANARKSHIRE COUNCIL
REPORT

TO: HOUSING AND TECHNICAL SERVICES COMMITTEE		SUBJECT: Replacement of Gas Appliances in 7 Gas Towers and Associated Asbestos Removal/Encapsulation Works
FROM: DIRECTOR OF HOUSING AND PROPERTY SERVICES		
DATE: 5 March 2002	REF: TMcK/RM/EW/	

1.0 Introduction

1.1 The purpose of this report is to update Committee on progress in respect of the above and to seek Committee approval to pay disturbance allowance to the tenants.

2.0 Background

2.1 Committee will recall my previous report of 10 October 2000 where approval was given for the installation of new gas wet heating systems in financial year 2000/2001 and to commence the asbestos removal/encapsulation work required in 2001/2002, with this element of the work to run over two financial years.

3.0 Progress

3.1 All 690 houses have had new gas wet heating systems installed and the asbestos removal/encapsulation work is to commence very soon.

4.0 Scope of the Asbestos Removal/Encapsulation Work

4.1 Attached as Appendix 1 to this report is a list of the 2 high-rise towers in the Central District and the 5 tower blocks in the South District where the work is to be undertaken.

4.2 Whilst the floor plan layout for the houses in Redbridge and Coltswood Courts are similar to that of the towers in the South District, Redbridge and Coltswood Courts are more problematic as they have been constructed with a higher asbestos content and therefore more work and time is required to deal with the matter.

4.3 In order to undertake the works at Redbridge and Coltswood Courts it is necessary for the tenants to move out of their homes for up to a week. In the case of the 5 South District towers, the scope of the work requires that the tenants vacate their homes from 8.00 a.m. to 5.00 p.m. over two consecutive days.

5.0 Proposals

- 5.1 Committee will appreciate, therefore, that in addition to the normal redecoration allowance paid to the tenants of £54.07 for a 2-apt and £70.55 for a 3-apt, there is disturbance to all of the tenants involved.
- 5.2 Given the aforementioned, it is considered appropriate to seek Committee approval to authorise disturbance allowance payments based on the system operated by a predecessor authority of £240.00 for the tenants in the 3-apt houses in Redbridge and Coltswood Courts, with the tenants in the 5 South District towers in 3-apt houses receiving £120.00 and tenants in 2-apt houses receiving £105.00 where there is a lesser level of disturbance.
- 5.3 The above proposed payments would be inclusive of the decoration allowance.

6.0 Finance

- 6.1 Financial resources are available within the HRA capital budget for this expenditure.

7.0 Recommendation

- 7.1 It is recommended that Committee approve a disturbance allowance to the tenants of the 7 gas towers as detailed in items 5.2 and 5.3 of this report.

8.0 Background

- 8.1 Background papers are available within the Housing and Property Services Department



Thomas McKenzie
Director of Housing and Property Services

**Replacement of Gas Appliances in 7 Gas Towers and
Associated Asbestos Removal/Encapsulation Works**

North/Central High-Rise Blocks

Redbridge Court; and
Coltswood Court

South District Towers

Glassford Tower
Glen Tower
Lodge Tower
Woodside Tower; and
Burnside Tower