

# NORTH LANARKSHIRE COUNCIL

## REPORT

AGENDA ITEM No. 13

<b>To:</b> Housing & Technical Services Committee		<b>Subject: Demolition of Lock Up Garages – Maple Road, Holytown</b>	
<b>From:</b> Director of Housing & Property Services			
<b>Date:</b> 10 October, 2002	<b>Ref:</b> BAO / JK		

### 1. Introduction

- 1.1 The purpose of this report is to seek Committee approval for the demolition of 6 lock-up garages, remove the lock-up site at Maple Road, Holytown from the Rent Accounting system and declare this site surplus to requirements.

### 2. Background

- 2.1 There were 6 lock-up garages in Maple Road, 3 of which were vacant as a result of vandalism. Following a fire attack on the 28 January 2002 a further two garages were damaged causing the entire site to be dangerous and action was taken to make safe and subsequently demolish.

### 3. Considerations

- 3.1 Prior to the arson attack of 28 January 2002, the 3 void lock-up garages were attracting the attention of vandals and this was impacting on the condition of the surrounding area with an adverse effect on nearby residents.
- 3.2 The tenants of the 3 occupied lock-ups were interviewed by the Senior Housing Officer for the area on 24 January 2002 and indicated a desire to retain their garages.
- 3.3 After comparing the cost of repairing the void lock-ups to the cost of demolishing the site, the decision was taken to go ahead with the repairs required to re-let the voids.
- 3.4 Before these repairs could be issued, the site was subjected to an arson attack on 28 January 2002 which destroyed two of the lock-ups and rendered the remainder of the site unsafe.
- 3.5 The 3 remaining tenants contacted the local office on 29 January 2002 and returned their lock-up keys along with Termination of Tenancy Notices.
- 3.6 The condition of the 6 lock up garages was such that the degree of fire damage, and the subsequent vandalism rendered the site unsafe for public use. Immediate steps were taken to secure the site and arrangements made for demolition to take place. The site was subsequently demolished on 11 February 2002.
- 3.7 The removal of this site will reduce the void rent loss of the department by approximately £1,114.56 per annum

**4. Recommendations**

- 4.1 It is recommended that Committee approve the action taken to demolish the 6 lock up garages, remove the site from the Rent Accounting system and declare the site surplus to requirements.

**5 Background Papers**

- 5.1 Held within the Housing & Property Services Department.

A handwritten signature in black ink, appearing to read 'T. McKenzie', written over the printed name.

**T. McKenzie**

**Director of Housing & Property Services**