

NORTH LANARKSHIRE COUNCIL

REPORT

To:	Housing & Technical Services Committee	Subject: Derelict Garages Various Locations, Kilsyth
From:	Director of Housing & Property Services	
Date:	12 September 2002	
Ref:	TMK/DD/VWG/4	

1.0 Introduction

- 1.1 Committee will recall that following my report dated 5 May 1999 agreement was given to demolish and clear garage sites in Kilsyth where units had fallen into a condition of serious dilapidation.
- 1.2 The purpose of this report is to update committee on the further steps proposed to tackle a number of problem lock-up sites in the Kilsyth area.

2.0 Background

- 2.1 Kilsyth Burgh Council and private individuals originally built all lock-ups within Council owned sites in the Kilsyth area between 1952 and 1973.
- 2.2 There are approximately 172 lock-ups, which were never let by the Council, as it is believed that the original intention was to sell these to local people.
- 2.3 The lock-ups built were of a traditional brick and roughcast render construction with flat asbestos covered roofs and wooden double leaf doors. The lock-ups were also built in rows of two or more within the designated sites.
- 2.4 Initially, records were held on all owners who were responsible for paying the weekly ground rent to the Council.

3.0 Present Position

- 3.1 Although a number of the lock-ups are still in use and in relatively good condition, there are still a substantial number which are derelict and causing serious concern.
- 3.2 Unfortunately, over the years the records held on the owners of the lock-ups have not been regularly up-dated, with the result that the Housing & Property Services Department has limited information on who presently owns a particular lock-up. It is therefore not possible to enforce responsible parties to carry out necessary improvements or repairs.

- 3.3 The Department has sought advice from Building Control on possible solutions given the concerns over public safety within these sites. Building Control could not issue any formal order on the derelict units, but did recommend that urgent action be taken to demolish the lock-ups.
- 3.4 Legal Services have little information or records available on the ownership of these lock-ups, although they have expressed some concern over moves to demolish derelict units for fear that owners may appear and make a claim for compensation against the Council. However, with the dangerous condition of some of these lock-ups, Legal Services are in agreement that immediate demolition may be a preferable option.
- 3.5 The Housing & Property Services Department has carried out a recent exercise to identify users and owners of garages in poor condition. This exercise involved placing a public notice within the local press and notices being posted on garage units giving interested parties a certain time to contact the local housing office. Little response has been received as a result of this exercise.

4 Proposals

- 4.1 Where lock-ups are in a dangerous condition with owners either unwilling to carry out repairs, or unable to be traced, it is proposed to demolish the lock-ups, removing all debris off site.
- 4.2 The Department will concentrate on sites at Northfield Road and High Barrwood Kilsyth. However, it is intended to continue this programme of demolition throughout the area as checks on ownership and usage are completed on garage units in poor condition. The costs of demolition will be contained within the Area Office Revenue Repairs budget.
- 4.3 The local members have been consulted on the proposals and all are in favour of immediate action to be taken to demolish derelict garages.

5 Recommendations

- 5.1 It is recommended that Committee agree to:
- a) the demolition of garages in dangerous condition initially in Northfield Road and High Barrwood, Kilsyth;
 - b) a continued programme of demolition of similar condition garage units in Kilsyth following completion of checks on ownership and usage are completed.

6 Background Papers

- 6.1 Background papers are available within the department.



Thomas McKenzie
Director of Housing & Property Services