

To: HOUSING AND TECHNICAL SERVICES COMMITTEE		Subject: Lock up garages – Horatius Street, Motherwell
From: DIRECTOR OF HOUSING AND PROPERTY SERVICES		
Date: 24 th September 2002	Ref: TMCK/JS	

1. Introduction

1.1 The purpose of this report is to seek approval for the demolition of twelve lock up garages in Horatius Street, Motherwell.

2. Background

2.1 The block of 12 lock up garages at Horatius Street, Motherwell shown on the attached plan (appendix 1) occupy a site at the rear of a block of Council owned flats, 240 – 262 Watling Street, which has recently been refurbished through the HRA Capital Programme.

2.2 It was proposed the garages be upgraded to enhance the ongoing regeneration of the Horatius Street area. The costs were estimated to be in the region of £70,000 and the work was included in the HRA Capital Programme 2002/03. However there are now five out of the twelve garages empty and they have been vandalised.

3. Proposals/Considerations

3.1 There is no waiting list for lock up garages in the area and the estimated cost of the proposed refurbishment therefore does not represent value for money.

3.2 The area surrounding the lock up garages encourages teenagers to hang around and the footpath to the rear between the site and the flats at 240 – 262 Watling Street is secluded and cannot be seen from the street. The current situation around the garages is to the detriment of the area, which has been improved to a very high standard.

3.3 Consultation has taken place with both the existing tenants of the lock up garages and residents in the immediate vicinity with an overwhelming majority in favour of the proposal to demolish completely. Existing tenants will be offered the tenancy of a lock up garage on a suitable alternative site in the area.

3.4 It is therefore proposed that members consider the demolition of the lock up garages at a cost of approximately £20,000.00. It is also proposed that the site will be re-developed to provide on-street parking. The cost of the demolition and provision of the parking areas can be accommodated in the HRA Capital Programme 2002/03/04.

3.5 Demolition of the 12 lock up garages will incur an annual rent loss of £2,229.12.

4. Recommendation

4.1 It is recommended that Members:

- (i) Approve the proposal to demolish the twelve lock up garages as described in paragraph 3.4
- (ii) Note the proposal to re-use the site for on-street parking.
- (iii) Note the proposal to offer existing tenants an alternative garage.

6.0 Access to Information

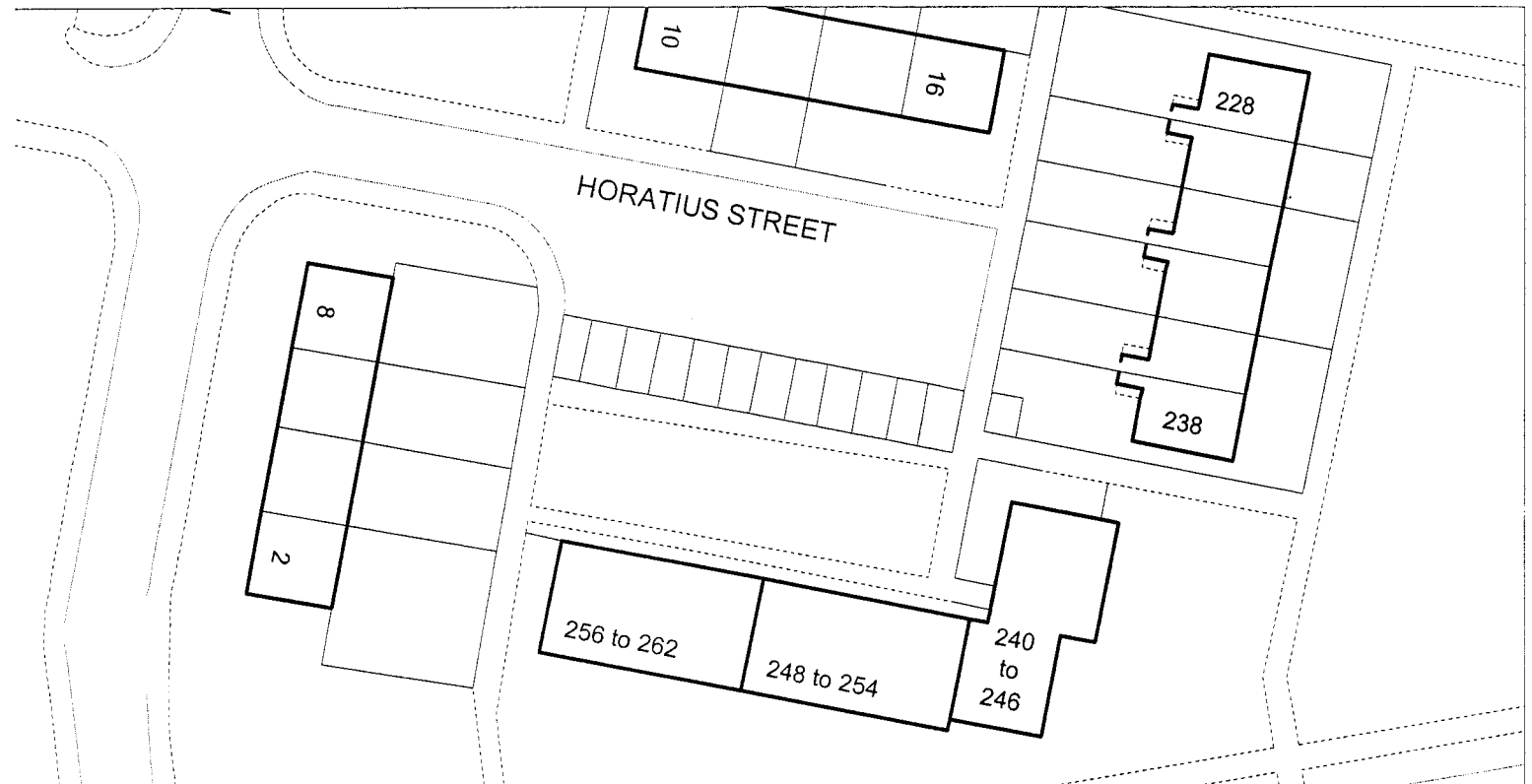
6.1 Background information is available within the Department of Housing & Property Services.



Thomas McKenzie
Director of Housing and Property Services

Property

Appendix 1



SCALE 1 : 598

