

NORTH LANARKSHIRE COUNCIL

REPORT

AGENDA ITEM No. 16

To: HOUSING AND TECHNICAL SERVICES COMMITTEE	Subject: Block of Flats – 10-20 Navar Court, Springhill, Shotts	
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 to demolish the block of flats at 10 – 20 Navar Court, Springhill, Shotts, and to negotiate the option of either ‘Homeswap’ or buy back with the Owner Occupier of 18 Navar Court.

2. Background

2.1 The block of flats at 10-20 Navar Court, Springhill, Shotts, comprise 6no. 2 apartment flats, five of the six flats are Council owned. The Owner Occupier in the block resides at no. 18 Navar Court. The location of the block is shown on the plan at Appendix One.

2.2 There is currently no waiting list for the ‘Butterfly’ type flats of which there are 78 in 13 blocks in the Springhill area. 30 of these flats have been vacant in the last 12 months (38%).

2.3 All of the blocks have been upgraded to include upvc windows and door entry systems with the exception of nos. 10-20 Navar Court which does not as a result of the owner at no. 18.

2.4 The block 10-20 has suffered from severe vandalism due to lack of adequate security and many tenants have abandoned or terminated their tenancies due to anti-social behaviour and harassment from local youths.

2.5 The void rent loss for 10-20 Navar Court currently stands at £9,247.00 per annum.

3. Proposals/Considerations

3.1 Due to lack of demand for this type of accommodation in this area and the problems associated with vandalism and anti-social behaviour it is proposed that the block is demolished and the site landscaped.

3.2 The demolition of these properties will reduce the void rent loss of the department by approximately £9,427.00 per annum. It will however, also be necessary to make a corresponding adjustment to reduce the house rental income by the same value.

3.3 The Owner-occupier at 18 Navar Court has expressed interest in either the re-purchase by the Council of the property at District Valuer’s valuation plus appropriate Homeloss payment or a ‘Homeswap’. In the case of Homeswap a suitable Council house of similar type and value is identified and the title transferred into the Owner’s name, subject to Scottish Executive approval, enabling the Council to assume ownership of the full block and demolish. If the property were purchased this cost would be borne by the HRA Capital Programme 2003/04.


4. Recommendation

4.1 It is recommended that Committee:

- (i) Approve the proposal to empty and demolish the block of flats referred to in paragraph 1.1 for which provision will be made in the 2003/04 HRA Capital Programme
- (ii) Authorise either the re-purchase of 18 Navar Court, Springhill, Shotts at DV market valuation or the identification of a suitable property for 'Homeswap'.
- (iii) Note the position in relation to the future use of the site.

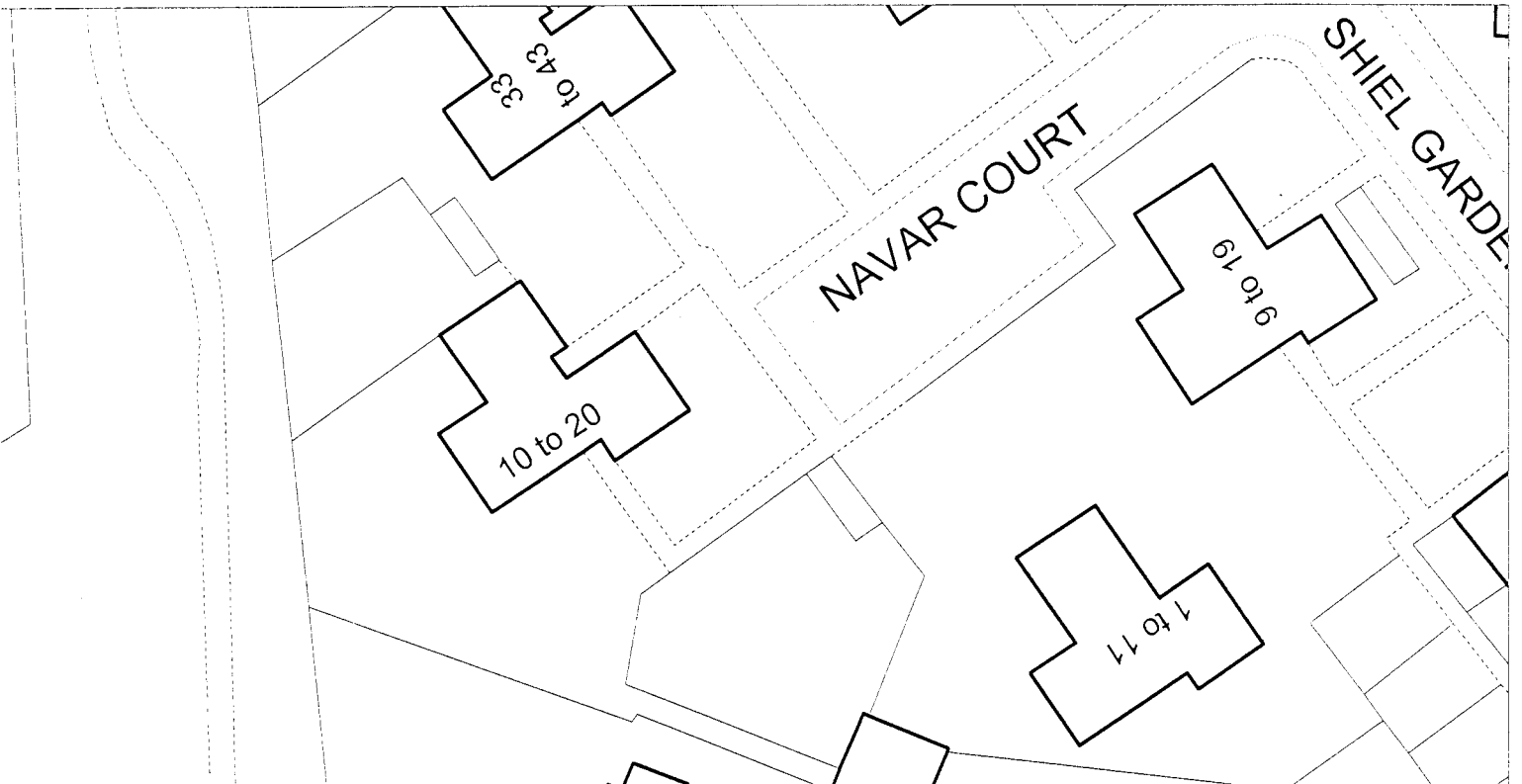
5.0 Access to Information.

5.1 Available within the Department


Thomas McKenzie
Director of Housing and Property Services

Property

Appendix I



SCALE 1 : 598

