

To:	HOUSING & TECHNICAL SERVICES COMMITTEE		Subject: 464 – 468 BELLSHILL ROAD, MOTHERWELL
From:	DIRECTOR OF HOUSING AND PROPERTY SERVICES		
Date:	3rd February 2003	Ref: TMcK/AG/PP/TLS	

1. INTRODUCTION

- 1.1 The purpose of this report is to advise Committee of structural problems at a block of flats at 464-468 Bellshill Road, Motherwell and to recommend a solution.

2. BACKGROUND

- 2.1 Three flats at ground, first and top floor of the above block have experienced cracking in the external roughcast and structural brickwork. The houses are located on the right hand side of a block of six. The left hand side of the block, numbers 470, 472 and 474 are separated by the close entrance and access stairway and current indications are that these properties remain unaffected.
- 2.2 A mineshaft was found close to the south gable in 1987 and work to grout the shaft and underpin the gable was carried out. Now after 16 years the movement has accumulated to the stage where treatment is necessary.
- 2.3 Design Services have provided the following costs (a) underpin the whole block - £300,000 (b) demolish the three flats at the right hand side - £60,000.
- 2.4 Option (b) would include the following works
- Trim the building back to the line of the front bedroom window to flat number 464 and construct a new gable wall off a new foundation.
 - Brick up the main doors to flat numbers 464, 466 and 468.
 - Seal up the existing doors to the first and second floor bedrooms over the close and form new doors to these rooms from flat numbers 472 and 474 respectively. The tenants at these addresses do not require the extra bedroom therefore the doors to these rooms will be bricked up and when the tenancy changes the house can be relet as a 4 apartment property.
- 2.5 The three houses are council owned and therefore the tenants would require to be rehoused. None of the tenants have applied for a transfer of house, to date, and would be rehoused to a similar property within the area. The three tenants would be eligible for Home Loss and Disturbance payments
- 2.6 The tenants at numbers 470, 472 and 474 will require to be decanted whilst this work is undergoing.
- 2.7 Meetings have taken place with the tenants with a commitment to return as quickly as possible with our findings.

3. PROPOSALS

- 3.1 In view of the fact that previous remedial repairs have been unsuccessful and that there could be no guarantee that even after spending £300,000 outlined in option a) that future settlement would not continue.

No further expenditure should be undertaken unnecessarily and it is therefore proposed to recommend option (b).

4. FINANCIAL IMPLICATIONS

- 4.1 Proposed (b) of £60,000 plus Home Loss and Disturbance payments will be contained within the Capital Programme 2003/04 under Major Repairs

- 4.2 Committee should also note the demolition of the three houses will result in an annual rent loss of £6,132.96

5. RECOMMENDATIONS

- 5.1 It is recommended that the Committee

- Approve demolition of numbers 464, 466 and 468 at a cost of £60,000 plus Home Loss and Disturbance payments
- Note the increase in house size from 3 to 4 apartment flats at numbers 472 and 474 Bellshill Road, Motherwell for future relet purposes.

6. BACKGROUND INFORMATION

- 6.1 Background papers are available within the Housing & Property Services Department.



Thomas McKenzie
Director of Housing & Property Services