

ABERDEEN CITY COUNCIL

COMMITTEE	Finance and Resources
DATE	21 June 2012
DIRECTOR	Pete Leonard
TITLE OF REPORT	Non-Scheme Municipal Houses
REPORT NUMBER:	H&E/12/042

1. PURPOSE OF REPORT

The purpose of this report is for members to give consideration and approval to sell of the only remaining council property in the block at 60 Rosemount Viaduct which has had a Serious Disrepair Notice served on it.

2. RECOMMENDATION(S)

It is recommended that the Committee:

- a) Consider the main issues that contained within this report regarding the necessary works which need carried out and approve the sale of this property, 60 Rosemount Viaduct, once repairs are complete

3. FINANCIAL IMPLICATIONS

Cost to the Housing Revenue Account for works to be carried out would be in the region of £59,759.65 inclusive of professional fees and VAT. It should be noted that this is dependant on the overall project completing within the accepted tender price of £283,000.

There is also an additional cost as the property is currently off charge however the council has made allowances for the rent loss due to unoccupied properties in its budget process.

4. OTHER IMPLICATIONS

Selling this property would result in a reduction on the total amount of housing stock available to applicants and tenants.

5. BACKGROUND/MAIN ISSUES

Aberdeen City Council purchased the property at 60 Rosemount Viaduct from the previous tenant and her then husband in 1978. The building is a 4½ storey traditional granite tenement fronting onto Rosemount Viaduct and is 6½ storey's high at the rear elevation, consisting of 2 shop units at ground level, 8 residential units above, 2 stores and 2 single room basement flats at lower ground floor with wash-house and cellars at basement level. The 2 single room basement flats on the lower ground floor were closed on 30 November 1983 as part of Aberdeen City Council's basement closure plan and cannot be inhabited until works to meet current building standards are carried out. Also, due to structural instability, access to the basement floor has been secured at the lower ground floor and at the garden area.

This property was included as part of the Rosemount Viaduct/Upper Denburn Housing Action Area in 1985 and this is the last property requiring works in this area. A Serious Disrepair Notice was served on 3 June 2004 in an attempt to move this contract forward, although the powers under the SDN have now lapsed due to changes in legislation. However the Housing (Scotland) Act 2006 will be used where required.

Andy Pitblado, Private Sector Housing Strategy Officer submitted a report to Housing and Environment Committee on 24 August 2010 to seek authority to move this project forward. The Committee approved his recommendations for the works to begin. An Agent has been appointed by the joint owners, tenders sought and grants approved for all relevant owners. It is anticipated that works will commence on site in June 2012.

The works that required to be carried out include roof repairs, gutter down pipes, pointing to external walls, window replacement to staircases, timber treatment works and re-instatement of the access stair to the basement. The building currently has no door entry system, no lighting in the communal stairs and the smoke detectors would need replaced.

The water flow to the council property at 60 Rosemount Viaduct is extremely reduced due to the old lead pipes either having furred or leaking. Only one tap can be run at a time in the property and cracks are now appearing in the plasterwork to the living room, kitchen and bedroom walls. The two private flats at the top of the building, and directly above our property, have no water supply and the tenants have now moved out due to this reason. The window in our property's rear

bedroom is leaking and on 1 October 2010, the ceiling in this room collapsed due to the heavy rainfall.

At the time the original survey was carried out in 1998 the estimated costs of the works varied between £250,000 to £400,000 for the whole block. It was estimated at that time that the cost to the HRA would be £62,000. A new feasibility study was carried out in August 2011 and it is estimated the costs to the HRA would be £60,000 - £80,000.

The proposal is to have the works carried out and thereafter put the property on the open market for sale.

6. IMPACT

This report is in line with the Council's key aims to improve the quality of housing and environment for individuals and the community.

7. BACKGROUND PAPERS

A Surplus Housing Pro-forma that was approved by Donald Urquhart, Head of Service on 28 September 2011 and officers within the council and local elected members were consulted in this process and their comments are included on this pro-forma.

A feasibility study was also carried out on the property in August 2011 by Andy Pitblado and the findings of this study are attached.

8. REPORT AUTHOR DETAILS

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