

Housing Strategy and Development Briefing Note 15/15

Clydebank East: Committee Decision to Demolish

November 2015



Introduction

Welcome to a series of regular briefings prepared by the Housing Strategy and Development team on the big issues concerning housing. These briefings will be shared with staff, tenants and elected members and keep everyone up to date with regards the ever changing policy context that we are operating within.

The Housing Strategy and Development section is responsible for:-

- Providing the statutory strategic housing authority role within the local authority area;
- Strategic Housing Asset Management delivery;
- The delivery of the Council House New Build Programme and the delivery of the affordable Housing supply programme;
- Supporting the development of a culture of continuous improvement in Housing services and to facilitate opportunities to excel;
- Developing and implementing effective strategies for Housing and Community Safety Services within West Dunbartonshire;
- Developing the Council's housing strategy to ensure that it supports the delivery of our strategic priorities;
- Service development within Housing and Community Safety services; and Promoting effective management and the involvement of tenants across all aspects of Housing Services.

For further information on Housing Strategy and Development please telephone 01389 737889 or e-mail: housing.strategy@west-dunbarton.gov.uk

Briefing Note

1. Background:

The report to Housing and Communities Committee on 4th November 2015 detailed two options¹:

Option 1: Regeneration (Partial demolition/refurbishment) and

Option 2: Full Demolition.

Housing and Communities Committee decided to opt for Option 2 and to proceed with the demolition of all 336 properties in the Clydebank East estate, comprising Clydeholm Terrace, Edmonstone Court, Hamilton Terrace, Howcraigs Court, Newshot Court and Yokerburn Terrace.

The resulting cleared site will create an opportunity for future development.

2. Main Issues:

Noting that both options had merits, the Committee noted the mixed views among tenants and acknowledged the difficulty they had in making their decision. After rigorous assessment the Committee agreed to support Option 2 for the following reasons:

- This option appears to reflect the desires of most residents;
- It also creates a regeneration site for future development;
- It allows for investment in other HRA Capital Projects (estimated at £1.2M).

There are 158 tenancies in the blocks, plus 15 homeless units. Rehousing this number of tenants will be a major task and it has been agreed that progress will be monitored by the HMT. Housing staff will be working closely with residents in the coming months to establish their housing needs and to discuss realistic rehousing options. All residents will receive a personal visit from housing staff to discuss their options and complete a housing application form. The decision means that all Clydebank East applicants will be considered part of the Regeneration letting group under the Allocation Policy. This means that they will also be awarded 25 regeneration priority points along with any other points they are entitled to.

¹Item 7 :Clydebank East Regeneration Options Appraisal Outcome

<http://wdccmis.west-dunbarton.gov.uk/CMIS5/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=XUaKlaLifegAJ9dkjIB1ppTKqYKlt3%2fha3fqWHIUisZNw60td8GUNw%3d%3d&rUzwRPf%2bZ3zd4E7lkn8Lyw%3d%3d=pwRE6AGJFLDNlh225F5QMaQWcTPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3d&mCTIbCubSffXsDGW9IXnl%3d%3d=hFflUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFflUdN3100%3d&uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJfF55vVA%3d&FgPIIEJYlotS%2bYGoBi5oIA%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyOJqFvmyB7XOCSQK=ctNJfF55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJfF55vVA%3d&WGewmoAfeNQ16B2MHuCpMRKZMwaG1PaO=ctNJfF55vVA%3d>

Letters will be delivered to all tenants w/c 16th November '15 advising them of the position and providing a Frequently Asked Questions information sheet.

It is considered that the overall timeframe for the project will be 3-5 years depending how quickly tenants can be rehoused.

All tenants will be entitled to a Home loss and Disturbance payment of £1500. This will be paid when the tenant moves house and only applies to tenancies in existence at 4th November 2015. In addition, Housing Officers will assist in arranging removals and will meet the cost associated with the removal including disconnections and reconnections.

No decision has been made on the demolition sequence. This will depend on how quickly the blocks are vacated. Residents will be kept informed through newsletters and meetings. Where possible this will take place through the Tenants and Residents Association.

3. Key Actions from the decision

Action	Responsible Officer	Time
Actions for Approved Motion		
Inform tenants of decision/ Draw up FAQ	Myra Feeney/ Jamie Dockery	Immediate
Inform Allocations of Surplus Stock designation <ul style="list-style-type: none"> • remove void properties from letting pool • put in place process to ensure any subsequent void properties kept unoccupied as they are surplus to requirement 	Janice Lockhart	Immediate
Consider terminating Homeless units (removing properties from the letting pool) and taking on replacements elsewhere as necessary	Janice Lockhart	Immediate
Inform Estate Management of surplus designation and home loss and disturbance payments	Andy Cameron	Immediate
Inform Capital Programme of budget requirements for HL& D and Demolition	Alan Young	Immediate

Clydebank East Housing News Article	Jamie Dockery/ Jane Mack	18/11/2015
Set up webpage	Myra Feeney/ Jonathan Muir	Immediate
Action Plan from now to Demolition	Andy Cameron	December 2015
Discussions between Estates and Allocations are needed to decide how best to get tenants rehoused as quickly as possible, and in light of new restrictions on applicants offers, to avoid delays due to suspensions.	Janice Lockhart/ Andy Cameron	Immediate
Progress/Monitoring template to be developed for HMT	Stefan Kristmanns	December 2015

For further information contact:

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or Responsible Officer listed within key action table

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