

ANGUS COUNCIL

Housing Committee - 18<sup>th</sup> November 2004

LOCK-UP GARAGES AT HILLRISE, KIRRIEMUIR – CONCLUSIONS FROM  
CONSULTATION

REPORT by DIRECTOR OF HOUSING

**ABSTRACT**

This report details the conclusions drawn as a result of consultation on the future of the lock-up garages at Hillrise, Kirriemuir.

**1. RECOMMENDATION**

Members are requested to approve the demolition of the lock-up garages at Hillrise, Kirriemuir, along with suitable remedial works, at an estimated cost of £45000

Members are also requested to note that another report will be considered by a future committee, which will provide an option appraisal for all other lock-ups (around 1760) and timber garage sites (around 900) on the Housing Revenue Account.

**2. BACKGROUND**

The Housing Department has on its account, 29 lock-up garages in Hillrise, Kirriemuir. 17 of these are in 3 banks of lock-ups, whilst the other 12 are semi-detached lock-ups within the curtilage of council owned houses (there are currently applications to purchase two of these being processed). There are an additional 14 semi-detached lock-ups which have been sold, 6 of which are attached to council owned lock-ups.

Members are reminded that there are health and safety concerns over the structural stability of the lock-ups, and several have been identified as unsafe.

Members are also reminded that Report no.620/03 on this same topic was approved by Housing Committee on 5<sup>th</sup> June 2003, but was deferred by Full Council on 3<sup>rd</sup> July. A further report no.876/03 was then submitted to Housing Committee on 21<sup>st</sup> August 2003, when members requested that The Council should undertake a consultation exercise with lock-up tenants in Hillrise. A public meeting was held and initial consultations took place, and the initial outcome of that exercise was then reported to committee (no.1262/03) on 20th November 2003.

**3. FURTHER TENANT CONSULTATION**

Suitable time was then allowed for the informal tenant spokesperson to canvas the opinion of the other tenants. There was a disappointing response – 10 tenants replied, and of these only 4 indicated an interest in setting up an owners association. Although this would seem to indicate that there will be little to gain from further consultation, and that demolition of the garages, with suitable remedial works, is the way forward, it is proposed that tenants should

be consulted on the details of the proposed remedial works, so that they have an opportunity to influence the final layout of the resultant car parking areas.

#### **4. DEMOLITION AND PROVISION OF PARKING**

It is proposed that the 3 banks of lock-ups should be demolished, and the resulting space be used to maximise car parking spaces, for the use of householders. The semi-detached type garages are more problematic: 3 pairs are totally in Council ownership (although there are applications to purchase affecting 2 of these), whilst a further 6 pairs are mutual. The 6 lock-ups in the 3 Council owned pairs of lock-ups could be demolished relatively straightforwardly and in-curtilage parking formed. The other 6 Council owned semi-detached types could be either demolished as a pair if the adjoining owner wished to take up the offer of free demolition, or there would have to be negotiation on the technical aspects of demolition of 1 of the pair, leaving the other standing. A timber garden shed could be provided for each of the 14 tenants to store garden equipment, at an estimated cost of £2800, along with provision of suitable boundary fencing to ensure garden security and safe child play area.

#### **5 FINANCIAL IMPLICATIONS**

It is estimated that demolition of all council owned garages and making good of parking space will have a cost of around £45000. This will be subject to the outcome of consultation with tenants on the details of the proposed remedial works. This amount can be accommodated within the miscellaneous section of the Housing Capital Programme.

#### **6 HUMAN RIGHTS IMPLICATIONS**

It is considered that in following any alternative in this report, the Council would not be acting in any way which is incompatible with Human Rights.

#### **7 CONSULTATION**

In preparing this report, consultation has taken place with the Chief Executive, Director of Finance, Director of Law & Administration, Director of Planning & Transport, and Director of Roads.

Ron Ashton  
Director of Housing

Note:- The following background papers, as defined by Section 50d of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information), were relied upon to a material extent in preparing this report:



Angus Council Report no.620/03 Options for Lockup garages at Hillrise, Kirriemuir. 5/6/03

Angus Council Report no.876/03 Further alternatives for Lockup garages at Hillrise, Kirriemuir. 21/8/03

Angus Council Report no.1262/03 Lock-up garages at Hillrise, Kirriemuir – Outcome of consultation. 20/11/03



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Appendix 1: Location Plan