

9 MILL O'MAINS REGENERATION (AN155-2010)

Reference is made to the minute of the City Development Committee of 1st July, 2009 which approved Report No 286-2010 - Mill O'Mains Masterplan. This Masterplan was adopted as supplementary planning guidance to the Dundee Local Plan Review 2005 to direct the future development of Mill O'Mains.

The physical regeneration of the estate has commenced insofar as construction of the first phase of new houses is on site and Committee has approved the demolition of 90 houses in order to clear land to enable Phase 2 construction works to proceed (Housing, Dundee Contract Services and Environment Services Committee 1st July, 2009 (Report No 291-2009)).

Phase 1 new build includes the provision of 7 single storey 2 bedroomed cottages. A pre-allocation exercise has shown that 3 of these units cannot be matched to needs/demands of tenants in the properties currently declared surplus for demolition. However, there are 11 single storey cottages which, in accordance with the Masterplan, will require to be declared surplus to facilitate the next phase of redevelopment.

In order to ensure that tenants in these single storey cottages do not lose the opportunity of moving into a similar type of house at the earliest opportunity, if it is their desire, it is recommended that Committee agree to the demolition of 6, 7, 8, 9 Lismore Terrace, 13, 14, 15, 21, 30 Harris Terrace, 30 Barra Terrace and 15 Mull Terrace, and remit the Director of Housing to award redevelopment priority status for re-housing together with statutory Home Loss payment to existing tenants of these properties.

Should any of these properties become vacant prior to actual demolition arrangements being procured or required to facilitate the next phase of the redevelopment process, the Director of Housing will pursue a short-term let of the property, which precludes any requirement to compensate a tenant/occupier requiring to vacate to facilitate demolition.

Demolition option/costs for the houses at 6, 7, 8, 9 Lismore Terrace, 13, 14, 15, 21, 30 Harris Terrace, 30 Barra Terrace and 15 Mull Terrace will be reported to Committee in due course in the normal manner.