

13 VACANT AND DERELICT LAND FUND: FORMER BURNS AND HARRIS PRINTING WORKS, WEST MARKETGAIT AND FORMER HOMEBASE STORE, RIVERSIDE DRIVE - DEMOLITIONS (AN7-2007)

Reference is made to Article VII of the minute of meeting of this Committee of 17th April, 2006, which approved the draft programme of works proposed under the Vacant and Derelict Land Fund for 2006-2008. Sites at West Marketgait and Riverside Drive are identified for action in the programme agreed with the Scottish Executive and approved by Scottish Ministers.

The West Marketgait site currently accommodates the former Burns and Harris printing works which have lain vacant for a number of years and which are now in Council ownership. The Council has approved a planning application for the development of a six-storey office building in this key position in the Cultural Quarter. To aid the development of the site and the removal of the vacant buildings, an allocation has been made in the Vacant and Derelict Land Fund programme to assist with the demolition and site clearance works.

The costs of demolition have been estimated to be around £250,000. It is recommended that an allocation of £250,000 from the Vacant and Derelict Land Fund be made to the Economic Development Department towards the costs of clearing the site with the demolition and clearance works to be completed this financial year. The developer will have to demonstrate that the demolition contract has been awarded following a satisfactory tendering process.

The former Homebase store on Riverside Drive has also lain vacant for a number of years. Planning permission has been granted for the development of 202 flats on the site. The site was identified as a potential recipient of a Vacant and Derelict Land Fund grant as the removal of the vacant building and the development of flats would not only enable the redevelopment of the site, but it would also encourage the development of adjacent sites to the north which appear on the register of Vacant and Derelict Land.

An allocation has been made in the Vacant and Derelict Land Fund programme to assist with the demolition of the building and the remediation of the site. It is therefore recommended that a grant of up to £100,000 be made towards the costs of clearing the site. It is expected that the eligible works will take place in 2007/2008. The developer will have to demonstrate that the demolition and site remediation contract has been awarded following a satisfactory tendering process.