

REPORT TO: PLANNING & TRANSPORT COMMITTEE - 10 MARCH 2008

REPORT ON: COMPULSORY PURCHASE ORDER OF DERELICT BUILDING AND LAND AT 3 KEMBACK STREET, STOBSWELL, DUNDEE

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 110-2008

1 PURPOSE OF REPORT

- 1.1 The purpose of the Report is to seek authority to promote a Compulsory Purchase Order in respect of a derelict building and land at 3 Kemback Street, Stobswell to secure the redevelopment of a vacant and derelict building within the Stobswell Regeneration Area as an integral part of the redevelopment of the adjacent Tay Spinners site.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee authorise the Depute Chief Executive (Support Services) to promote a Compulsory Purchase Order to acquire the building and land at 3 Kemback Street to allow the comprehensive redevelopment of this building and land and the adjacent Tay Spinners site in accordance with the approved Planning Application Reference 07/00765/FUL.

3 FINANCIAL IMPLICATIONS

- 3.1 The costs associated with the Compulsory Purchase Order including all compensation due and legal costs will be met by the Vacant and Derelict Land Fund approved programme of expenditure within the Stobswell Regeneration Area.

4 BACKGROUND

- 4.1 The Stobswell Neighbourhood Regeneration Framework 2003, Committee Report 597-2004 refers, at figures 4.5/9.2 and 9.3 illustrates the need for the redevelopment of the redundant Tay Spinners factory in order to provide greater dwelling choice within the Stobswell area. The building at 3 Kemback Street is adjacent with the west boundary of the Tay Spinners site and its inclusion within the adjacent and on-going development would bring this derelict building back into use.

- 4.2 Dundee City Council wrote to the owner of the property, in:

- June 2004 requesting immediate action on the physical condition of the fire-damaged building;
- January 2005 and in August 2004 requesting that loose debris be removed from the building;
- November 2006 regarding the neglected condition of the ground surrounding the building;
- May 2007 offering to purchase the property at the District Valuer's valuation.

No response was received to any of these letters.

- 4.3 In October 2007 the Planning and Transportation Committee approved the proposed redevelopment of the vacant and derelict building and land at 3 Kemback Street for the conversion of the building into 8 flats and for a portion of the Tay Spinners site to provide associated car parking thereby bringing a derelict building back into use by providing new residential accommodation augmenting the dwelling choices within Stobswell.

- 4.4 On 7 January 2008 a meeting was held between an officer of the Council and the owner at which concern was expressed at the condition of the building. The Owner expressed the view that he was not satisfied with the offers made to him to acquire his property by either the Council or any other party and that he would investigate the possibility of developing the building himself.
- 4.5 To date the Owner has not come forward with a viable proposal. A further letter was sent to him on 1 February 2008 noting the terms of the meeting, that no viable proposal had been forthcoming from him and the intention to bring this report forward.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.

There are no major issues.

- 5.2 The purpose of the Stobswell Neighbourhood Regeneration Framework 2002 was to provide a comprehensive basis to secure, and significantly augment, the residential and commercial sustainability of the Stobswell area. Creating better dwelling choice within the Stobswell area by renovating a vacant and derelict building that has blighted its immediate surroundings for many years the key aims of the Regeneration Framework are being achieved by creating an attractive environment where 'people choose to live and work'.

6 CONSULTATIONS

- 6.1 The Chief Executive, Depute Chief Executive (Finance), Depute Chief Executive (Support Services), the Director of Economic Development, and the Director of Leisure and Communities have been consulted and are in agreement with the content of this report.

7 BACKGROUND PAPERS

- 7.1 Planning and Transportation Committee of 27 September 2004, Report 597-2004 - The Stobswell Neighbourhood Regeneration Framework, 2002.
- 7.2 Development Quality Committee of the 10 October 2007, Item 07/00765/FUL - Erection of 8 apartments and the provision of 11 car parking spaces.

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18 February 2008

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