

REPORT TO: HOUSING COMMITTEE – 22 APRIL 2013

REPORT ON: MILL O'MAINS REGENERATION PHASE 3 REHOUSING

REPORT BY: CHIEF EXECUTIVE

REPORT NO: 152-2013

1. PURPOSE OF REPORT

1.1. The purpose of this report is to seek approval for demolitions, rehousing and buy backs required to implement the regeneration masterplan for Mill O' Mains, as detailed in Section 2.

2. RECOMMENDATIONS

2.1. It is recommended that the Committee agree to:

- i. the demolition of 68 flats (street address numbers 1, 2, 3, 5, 6, 7, 8, 9 and 10 Hebrides Drive) in order to facilitate the allocation of new build houses in Phase 2 Construction of the Mill O' Mains Masterplan by Home Scotland Housing Association.
- ii. the demolition of 27 lock-up garages at 1-20 and 21-27 Hebrides Drive;
- iii. remit the Director of Housing to stop letting the flats listed in paragraph (i) with immediate effect;
- iv. remit the Director of Housing to award redevelopment priority status for rehousing together with the statutory Home Loss payment to remaining tenants;
- v. remit the Director of City Development to enter into negotiations to repurchase 11 flats on a "without prejudice" basis, together with the repurchase of any ownership rights in binstore areas, and remit the Director of Housing to award the appropriate financial and rehousing package to the owners.

3. FINANCIAL IMPLICATIONS

3.1. Further details on the demolition and associated works will be reported to a future Committee.

3.2. The estimated cost of the repurchase for 11 privately-owned flats, including allowances, is £804,000 and the total cost of Home Loss Payments for tenants is estimated to be £88,500. These costs will be met from the Capital Estimates for 2013/14; 2014/15 and subsequent years if required.

3.3. In demolishing these properties there will be no expenditure required to improve them to SHQS standard.

4. MAIN TEXT

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

4.2. The finalised Master Plan recommends that all flats in the estate are demolished in order to regenerate the Mill O' Mains estate. The properties listed in paragraph 2(i) are identified as being Phase 4 Enabling Works in the Master Plan document. This is the final phase of demolition of flats to be brought forward for approval.

- 4.3. Committee have previously approved the demolition of 164 units and the sale of land to Home Scotland to allow them to build 134 units (105 for social rent, 9 for shared equity, 20 mid market rent).
- 4.4. The new houses in Phase 2 will be allocated to tenants displaced by the earlier approved demolition remit. There will be a surplus of new houses available for allocation which, in accordance with the Local Lettings Initiative must be allocated to those residents displaced by the next phase of demolitions. In accordance with this principle, the Committee is asked to agree to the demolition of the properties listed in 2(i) and to remit the Director of Housing to award redevelopment priority for rehousing together with the statutory Home Loss Payment to existing tenants of these properties. This will allow these tenants, if it is their choice, to be considered for allocation of one of these new build houses.
- 4.5. The demolition of these properties will facilitate Phase 3 of the new build properties by Home Scotland Housing Association by March 2015.

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.

6. **CONSULTATIONS**

- 6.1. The Chief Executive, Director of Corporate Services, Head of Democratic and Legal Services and Director of City Development have been consulted and are in agreement with the contents of this report.
- 6.2. The residents affected by the recommendations to demolish have been consulted as part of the formal consultation process carried out between January and March 2009. Individual households received a leaflet summarising the key objectives of the Master Plan and the changes proposed. No objections were received in relation to the demolition proposals.
- 6.3. It is intended that households affected by the demolition proposals contained within this report will be contacted to be advised of the outcome of the Committee's decision in relation to the demolition proposals.

7. **BACKGROUND PAPERS**

- 7.1. None.

DAVID DORWARD
CHIEF EXECUTIVE

APRIL 2013