

REPORT TO: PLANNING & TRANSPORTATION COMMITTEE - 17 APRIL 2006

REPORT ON: VACANT AND DERELICT LAND FUND PROGRAMME 2006 TO 2008

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 221-2006

1 PURPOSE OF REPORT

- 1.1 To inform the Committee that the Scottish Executive has provisionally allocated a further £4million under the Vacant and Derelict Land Fund over the years 2006 to 2008 for projects in Dundee. The Committee is asked to approve the draft programme to be targeted that has been submitted to the Scottish Executive as a bid for this fund.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee
- a notes that the Scottish Executive has provisionally allocated a further £4million under the Vacant and Derelict Land Fund over the years 2006 to 2008 for projects in Dundee; and
 - b approves the draft Vacant and Derelict Land Fund programme set out in Appendix 1 to this report as a bid for this fund.

3 FINANCIAL IMPLICATIONS

- 3.1 The Depute Chief Executive (Finance) advises that the Scottish Executive has provisionally allocated £4 million for projects in Dundee under the Vacant and Derelict Land Fund.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The draft programme of projects to be targeted under the Vacant and Derelict Land Fund addresses many of the key themes identified in Dundee 21. In particular, bringing vacant and derelict land back into productive use ensures that resources are used efficiently and waste is minimised. The removal of derelict land and buildings will improve the physical environment of parts of Dundee, in accordance with the Dundee 21.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 The removal of vacant and derelict land and buildings will complement crime prevention and community safety measures.

6 BACKGROUND

- 6.1 Members will be aware that Dundee has benefited from a grant of £4million from the Vacant and Derelict Land Fund over the period 2004 to 2006. This has helped greatly to remove blight and enable and support new development across many areas of the City.

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- 6.2 The Scottish Executive has announced that a further £24.3million has been allocated for the Vacant and Derelict Fund for the period 2006 to 2008 and has provisionally allocated £4million for projects in Dundee. Final allocations will be confirmed once draft programmes have been appraised by the Scottish Executive.
- 6.3 Scottish Ministers have agreed that the key objectives of the Fund should be to
- a Tackle long term vacant and derelict land;
 - b Stimulate economic growth and job creation; and
 - c Promote environmental justice and improved quality of life.
- 6.4 To ensure that the Fund is operational from 1 April 2006, local partnerships were required to prepare and submit draft programmes to the Scottish Executive by the end of February 2006. The provisional programme for Dundee was discussed with and agreed by Communities Scotland and Scottish Enterprise Tayside.
- 6.5 A principal objective of Dundee's draft programme is to improve and remove a significant amount of existing vacant or derelict land and make the land in question more marketable and useful. All areas where it is proposed to utilise the Vacant and Derelict Land Fund experience poor market circumstances, whether for residential or industrial development. It is hoped that by the measures proposed, the development of sites is made economically viable or sites are improved sufficiently that they can be considered meaningful parkland.
- 6.6 The outcomes of the draft Vacant and Derelict Land Fund programme are expected to be:
- **Stobswell** - by 2010 the development sites will be all underway, parking to serve the shops and businesses will be increased and the quality of environment improved that will improve market perception and result in closing the differential between local house prices and the Dundee average. There will be a significant improvement in resident satisfaction with the neighbourhood.
 - **Hilltown** - by 2010 there will be an improved quality of environment that will be a sustainable base from which to take forward the redevelopment of the Maxwelltown estate. New housing will improve choice in the area. There will be a significant improvement in resident satisfaction with the neighbourhood.
 - **Lochee/Pitalpin/Charleston** - By 2010 there will be a significant improvement in housing tenure choice. The first steps towards implementing the emerging master plan for the revival of Lochee High Street will be starting. There will be a significant improvement in resident satisfaction with the neighbourhood.
 - **City Centre/Riverside** - By 2009 there will be an improved image for the city centre and improved connectivity between the University, Digital Media Park and the Waterfront, and a site ready for business development between the City Centre and Cultural Quarter.
 - **Whitfield** - By 2010 there will be 4 private housing sites under development following the recently approved development framework, improving local housing quality and choice

- **Douglas** - By 2010 there will be an embryonic country parkland adjacent that will begin to make the neighbourhood more popular. An existing vacant site will be redeveloped. There will be a significant improvement in resident satisfaction with the neighbourhood.
- **Mid Craigie** - By 2010 there will be at least another 40 private houses built improving local housing choice. The improved land adjacent will help support and encourage the market.
- **Kirkton/Trottick** - By 2010 there will be an embryonic country parkland supporting the new housing being developed. There will be a greatly improved housing mix. There will be a significant improvement in resident satisfaction in the area.
- **Claverhouse** - By 2010 there will be an improved environment around the industrial estates.

6.7 A draft schedule of proposed projects is contained in Appendix 1 to this Report. These projects have not yet been costed in detail, therefore not all of them may be undertaken. Furthermore, in order to allow for some projects not progressing there will be a need to retain some flexibility to bring forward additional projects not included in the draft programme.

6.8 If approved by the Scottish Executive, the programme will be regularly monitored to ensure that maximum benefit from the money available to Dundee under the Vacant and Derelict Land Fund can be achieved.

7 CONSULTATIONS

7.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

8.1 There are no background papers of relevance to this report.

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IGSM/GH/ES

16 March 2006

Dundee City Council
Tayside House, Dundee

APPENDIX 1

VACANT AND DERELICT LAND FUND

Proposed Schedule of Projects

Site Location	Ha	Description of Site	Works to be Undertaken	Outputs	Outcomes
53 Erskine Street/ 9-13 Dura Street	0.005	Derelict tenements	Acquire remaining flats and demolish, (started in 2005/06 VDLF programme).	Acquire flats for demolition to create development site.	After use: 100% residential (when acquisition and demolition completed). Improved housing choice.
Erskine Street Yard	0.3	Derelict industrial building demolished via VDLF 2005/06	Complete construction of boundary wall.	Create yard space for business development. Secure private investment approx £200k.	Local small scale business should generate 10 jobs.
Whalers Close / Stobswell Hub	0.1	Derelict building and land	Acquire and demolish derelict building and ground. Create access, car parking and landscaping.	Provide pedestrian link between shopping street and health facilities and car parking to serve District Centre.	Enhance an area currently suffering from anti-social behaviour. Encourage new housing development.
Kemback Street	0.02	Derelict and burnt building	Acquire, demolish and landscape.	Remove derelict building.	Enhance security of new private housing.
Princes Street	0.02	Derelict former filling station	Remove disused fuel tanks and hard standing, landscape pending development.	Create a potential development site and remove long term derelict land.	Temporary after use of site will be open space. Longer term still to be determined.
Hilltown / Main Street	0.14	Derelict site	Acquire, clear and landscape pending development opportunity arising.	Create a potential development site.	Temporary after use of site will be open space. Longer term still to be determined.

Site Location	Ha	Description of Site	Works to be Undertaken	Outputs	Outcomes
Hilltown - Small sites	0.1	Various derelict areas with fly tipping etc	Acquire (where necessary), clear and landscape.	Remove 0.1 ha of long term derelict land.	After use to be determined. Local residents will enjoy improved environment.
Riverside Drive	1.0	Derelict warehouse and car park, former railway shed site	Grant to help demolish and remediate. Moderate contamination.	Enable housing development and bridge to connect University/ Digital Media park with retailing.	After use 100% residential with improved access for community across railway.
West Marketgait	0.2	Derelict printworks and adjacent land	Demolish to create early development opportunity.	Remove derelict building in key position at Cultural Quarter.	Add an opportunity for early development for business.
Baldovie Road/ Drumgeith Road	3.0	Vacant site acquired with VDLF 2005/06	Landscaping and tree planting	Creation of 3ha of natural open space.	Enhance as natural parkland.
Baldovie	0.25	Vacant land	Provide hard standing and boundary for potential storage yard	Creation of potential commercial yard space.	After use 100% industry.
Whitfield / Baldovie infrastructure	N/A	Vacant sites with potential for development	Completing surface water drainage infrastructure work, started in the 2005/06 programme	Enable housing development to improve choice in regeneration area.	After use of enabled site mainly housing.
Whitfield/ Summerfield	1.0	Vacant blocks of flats to be demolished 2006/07	Site preparation and temporary landscaping to create a development site.	Enable housing development to improve choice in regeneration area.	After use housing.
Longhaugh Road Site 1	1.69	Derelict land, part flood plain. 19th century industrial site	Grant to landscape.	Reclaim 1.69ha of long term derelict land.	Improved environment to enable improving housing choice

Site Location	Ha	Description of Site	Works to be Undertaken	Outputs	Outcomes
Trottick/Dighty Burn	3.31	Vacant land beside new housing	Create woodland parkland to sustain new housing.	Remove 3.31ha of vacant land.	Create 3.31ha of parkland
Claverhouse Industrial estates	1.94	Vacant Land	Boundary landscaping.	Create 0.75ha woodland	Enhance employment opportunity.
Pitalpin Works etc	1.09	Derelict industrial land and buildings	Grant to assist demolition and creation of open space to enable new housing.	Reclaim 1.1 long term derelict land.	Enable 77 mixed tenure houses / flats and associated open space.
Charleston Village Green (Craigowan Road)	0.17	Vacant land	Contribution to funding to create a local "village green".	Create useable open space.	Increase local wellbeing. Design developed in association with local community.
Dunholm Road Charleston/Lochee	0.71	Vacant blocks of flats to be demolished 2006/07	Site preparation and temporary landscaping to create a development site.	Enable housing development to improve choice in regeneration area.	After use housing.
Harefield Road	0.34	Derelict land and building	Acquire derelict land, landscape and enhance building.	Create 0.34ha of open space.	Improve local commercial opportunity.
Lochee High Street	0.4	Derelict land and buildings.	Purchase vacant buildings and land to block off anti-social problem and enable redevelopment.	Acquire 0.4ha of derelict property.	Enable longer term redevelopment.
Bright Street Lochee	0.2	Vacant land	Grant to assist voluntary organisation to develop useful space.	Remove 0.2ha of derelict land.	

Site Location	Ha	Description of Site	Works to be Undertaken	Outputs	Outcomes
Douglas/ Dighty	1.1	Vacant land with fly tipping problem	Woodland planting and parkland development.	Create 1.1ha parkland.	Improve local wellbeing.
Stannergate/ Dundee Road West	4.2	Vacant land	Create woodland/ improve access.	Create woodland and improve access.	Improve rail approach to city and recreational access.
Various of the sites listed above		Vacant derelict land	Subsoil surveys to determine suitability for development.	Have information ready to support development.	Sites developed.
Former Trottick Low Rise, Old Glamis Road	3.25	Vacant land	Remedial works to remove contamination, demolition material and redundant services.	Enable housing development to improve choice in regeneration area	Housing development
Former Lawside Works, Milton Street	1.05	Derelict industrial works and land	Remedial works to remove contamination, undertake demolition and environmental works.	Enable housing development to improve choice in regeneration area.	Housing development
Balerno Street	0.9	Vacant land	Remedial works to remove demolition material.	Remove 0.9 hectares of vacant land.	Create development site.