

REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE - 8 MAY 2006

REPORT ON: COMPULSORY PURCHASE ORDER OF PROPERTY AT 13 DURA STREET AND 53 ERSKINE STREET, STOBSWELL

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 253-2006

1 PURPOSE OF REPORT

- 1.1 The purpose of the Report is to seek authority to promote a Compulsory Purchase Order in respect of the property at 13 Dura Street and 53 Erskine Street to secure the redevelopment of this prominent corner site within the Stobswell Neighbourhood Regeneration Area.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a authorises the Depute Chief Executive (Support Services) to promote a Compulsory Purchase Order to acquire all the outstanding interests in the two adjoining pre-1919 tenements at 13 Dura Street and 53 Erskine Street to allow the redevelopment of this important site; and
 - b remit the Director of Economic Development to enter into negotiations with Home in Scotland Housing Association to dispose of the site following completion of the compulsory purchase procedure at market value for housing redevelopment in accordance with the planning permission recently granted.

3 FINANCIAL IMPLICATIONS

- 3.1 The costs associated with the Compulsory Purchase Procedures including all compensation due and legal costs and the demolition of the existing buildings and clearance of the site are to be met by the Vacant and Derelict Land Fund approved programme of expenditure and the Planning and Transportation Community Regeneration Budget.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The redevelopment of the site seeks to address four key themes of Dundee 21:
- a "Local needs are met locally";
 - b "Places, spaces and objects combine meaning and beauty with utility";
 - c "Settlements are human in scale and form"; and
 - d "Diversity and local distinctiveness are valued and protected".
- 4.2 The redevelopment of the site will allow a quality new landmark housing development to be built on a site whose buildings have been the subject of vacancy, dereliction and fly-tipping.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 The promotion of new housing on this site which is well served by public transport and pedestrian networks supports objectives of Social Inclusion and signals the commitment of Dundee City Council, and of other partner agencies, to the regeneration of the wider area.

6 BACKGROUND

- 6.1 The tenement properties at 53 Erskine Street and 13 Dura Street, comprising 18 flats and one corner shop were part of the property acquisitions portfolio for the now abandoned North East Arterial route roads proposals. The acquisition was not comprehensively undertaken, leaving 8 of the flats in Council ownership in 1997. No investment has taken place in any of the flats due to the imposed blight and since 1997 the properties have been the subject of public safety notices by the City Engineer.
- 6.2 In November 2002 Home in Scotland Housing Association commissioned a feasibility study for the redevelopment of the aforementioned properties. In summary the study anticipated that it would cost £90,000 per unit to bring all of the units up to present day building standards. The surveyors were unwilling to go into the top floor flats and roof-space and made a visual assessment of these areas.
- 6.3 All of the other properties in the Stobswell North East Arterial route property portfolio have been sold and are now under redevelopment in conformity with the Stobswell Neighbourhood Regeneration Programme.
- 6.4 Members will be aware that the Vacant and Derelict Land Fund has already been used to purchase the additional flats in the aforementioned tenements. To date, 15 flats have been acquired and the heritable proprietors' interest in the corner shop is currently being acquired, leaving 3 flats and the tenant's interest in the corner shop to be purchased.
- 6.5 The voluntary negotiations between Dundee City Council and the owners of the remaining properties have been ongoing for some time now but have now reached a stalemate. Promotion of a Compulsory Purchase Order is now considered necessary to remove this derelict building that is continuing to blight the immediate area and to redevelop the cleared site which will be in the interests of the proper planning of the area.
- 6.6 On 23 January 2006 planning approval, reference 05/0890/FUL, was granted to Home in Scotland Housing Association for 11 new apartments on the site of 13 Dura Street and 53 Erskine Street. The planning permission recently approved is for a bold innovative contemporary building that will become a local landmark and herald positive change in the Stobswell area.

7 CONSULTATIONS

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

8 BACKGROUND PAPERS

- 8.1 Planning and Transportation Committee Report 478-2002 North East Arterial Capital Expenditure - Albert Street Improvements.

Mike Galloway
Director of Planning & Transportation

Ian Mudie
Head of Planning

IGSM/NMcD/KM

17 April 2006

Dundee City Council
Tayside House
Dundee



