

**REPORT TO:** PLANNING AND TRANSPORT COMMITTEE - 11 JUNE 2007

**REPORT ON:** THE PUBLIC CONSULTATION AND ENGAGEMENT PROGRAMME FOR THE DRAFT HILLTOWN PHYSICAL REGENERATION FRAMEWORK

**REPORT BY:** DIRECTOR OF PLANNING & TRANSPORTATION AND THE DIRECTOR OF HOUSING

**REPORT NO:** 273-2007

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of this Report is to inform members of the first stages of the consultation and engagement programme on the content of the Draft Hilltown Physical Regeneration Framework.

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee support the continuation of the consultation programme and give a remit to the Director of Planning and Transportation and the Director of Housing to report the findings of the consultation programme to the Committee meeting on 10 September 2007.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 There are no direct financial implications arising for the City Council as a result of this report.

## **4 SUSTAINABILITY POLICY IMPLICATIONS**

- 4.1 The creation of a draft Physical Regeneration Framework is supported by Dundee City Council's Sustainability Policy on the Built Environment. The Physical Regeneration Framework will provide a comprehensive basis to significantly augment the residential and commercial sustainability of the Hilltown area. By creating a proactive partnership approach and fostering confidence within the existing communities for positive change, new residents, businesses and investors will be attracted to the opportunities of the Hilltown, and those who remain should have a confidence in the future sustainability of their area.

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 Particular consideration has been given to creating a wide-ranging, in-depth and inclusive programme of consultation and engagement events in order to gain the views of: the existing community groups; agencies; businesses; and the "man on the street". No community group as yet exists to represent the Hilltown area and the first stages of the consultation programme has provided an impetus to improving public participation in the community life of the area.

## **6 BACKGROUND**

- 6.1 Following Committee approval of the draft Hilltown Physical Regeneration Framework for public consultation on the 11 December 2006, Committee Report 548-2007 refers, a group consisting of: the Chairperson of the Top of the Hill Community Forum; the Chairperson of the Area 4 Community Regeneration Forum;

officers from Dundee City Council Leisure and Communities, Planning and Transportation and Housing Departments, and placement students from the University of Dundee's Community Education course met on 4 occasions throughout January and February 2007 to create a programme of diverse consultation methods to engage with the communities of the Hilltown.

## 6.2 Consultation Documents

To aid the first stage consultation programme the following documents were created:

- a an A3 colour summary of the draft Physical Regeneration Framework;
- b a survey questionnaire on the key subjects of the draft Hilltown Physical Regeneration Framework; and
- c a survey questionnaire specifically to determine the views of businesses in the Hilltown.

## 6.3 Consultation Methods

The following events were organised to engage with members of the communities of the Hilltown:

- a a drop-in presentation lunch at the Mark Henderson Centre, Ann Street, Hilltown facilitated by representatives of the Community Regeneration Forum, staff from the Mark Henderson Centre, and officers from the Leisure and Communities and Planning and Transportation Departments.

25 people from the Hilltown area attended, 18 completing the survey questionnaire.

- b A drop-in meeting for the residents of Butterburn Square and Russell Place in the Russell Place Lounge, Hilltown facilitated by officers from Dundee City Council Housing and Planning and Transportation Departments, and the Chairperson from The Top of the Hill Community Forum.

26 people, the majority of whom were elderly residents of Butterburn Square and Russell Place, attended over the 5 hours and completing 20 surveys.

- c 6 on-street consultations at prominent locations along the Hilltown, and each lasting  $2\frac{1}{2}$  hours, using a Leisure and Communities Department trailer and facilitated by officers from Dundee City Council Leisure and Communities, Housing and Planning and Transportation Departments, as well as assistance from the Top of the Hill Community Forum and the Area 4 Community Regeneration Forum.

78 surveys were completed, and 391 summary documents distributed.

- d Evening buffet in the John Barleycorn Public House facilitated by officers from the Leisure and Communities, and Planning and Transportation Departments.

17 surveys were completed and 35 summary documents distributed.

- e Door knocking within the geographical sub-areas of the Hilltown to distribute the summary document and complete survey questionnaires, facilitated by officers from the Leisure and Communities Department and placement students.

62 surveys were completed throughout the Hilltown study area.

- f 3 youth group workshops were held at Dens Park, the Highwayman Centre and the Morgan Academy with 26 teenagers who live in the Hilltown area and facilitated by the youth group team of the Leisure and Communities Department.

Their views on housing issues, the public spaces, shopping provision and amenities have been collated.

- 6.4 In total 175 surveys have been completed to date and 426 summary documents distributed. The survey returns are being collated and the contact details of 111 people who took part in the first stages of the consultation programme, and who wish to have more involvement in the community life of the Hilltown, have been compiled. Of those individuals and groups contacted as part of this first stage of the consultation programme they have demonstrated a willingness to take part and to be involved in the future of the Hilltown.

#### 6.5 Outline of Consultation Findings

- a 36% of those surveyed stated they were satisfied with the built environment of the Hilltown whilst 64% stated that they were dissatisfied. These statistics indicate that whilst there are a good many areas within the Hilltown there is significant opportunity for improvement to be made.
- b On the question of providing a more balanced housing tenure in the area, 38% stated that there should be more owner occupied housing whilst 41% stated that further social rented accommodation should be built, although 20% did not have an opinion on the matter. It is an ambition of the draft Hilltown Physical Regeneration Framework to introduce a high percentage of owner occupied dwellings to provide a more balanced tenure which is closer to the Dundee average.
- c 8% stated that they felt that they had a good opportunity to influence decisions made for their area, 92% stated that they felt they had little or no influence on decisions made for their area. However, 70% stated that they would like to help shape the future of their area. A principle aim of the draft Hilltown Physical Regeneration Framework is to build community capacity and confidence.
- d 51% stated that they had a high fear of crime whilst 49% stated that they had little or no fear of crime, yet 83% had not suffered criminal attack against them, their property or family in the last two years. 74% stated that they believed that people outwith the Hilltown area have a negative perception of the area. It is a contention of the draft Hilltown Physical Regeneration Framework that historical negative perceptions of the Hilltown can be redressed by the redevelopment opportunities within the area as part of a series of strategic regeneration projects.

- 6.6 At the Annual General Meeting of the Top of the Hill Community Forum on the 25 April 2007 the Chairperson's annual summary listed their involvement in the

consultation programme and stated that: "This is an on-going process and it is very important time for us to look forward to a better Hilltown and I urge anyone who is interested in this to become involved."

#### 6.7 Next Stage Consultation Programme

The next stage of the consultation programme will focus on the housing associations, property owners, religious centres, schools, businesses and agencies with an interest in the Hilltown area. Design workshops on the future of both the Maxwelltown and Derby Street areas will be held in June and it is anticipated that study days to regeneration areas in Scottish cities, that are regarded as best-practice examples, will take place with representatives from the Community Regeneration Forum, The Top of the Hill Community Forum, and officers from Dundee City Council Planning and Transportation, Housing and Leisure and Communities Departments in the following months.

6.8 A report upon the complete findings of the consultation programme will be presented to the September Committee.

### 7 **CONSULTATIONS**

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

### 8 **BACKGROUND PAPERS**

8.1 Housing Committee of the 21 June 2004 - Report No 489-2004 - Building Stronger Communities - Physical Regeneration in the Council Sector.

8.2 Housing Committee of the 18 October 2004 - Report No 665-2004 - Building Stronger Communities - Physical Regeneration in the Council Sector.

8.3 Planning and Transportation Committee of the 11 December 2006 - Report No 548-2006 - The Draft Hilltown Physical Regeneration Framework.

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