

REPORT TO: HOUSING, DUNDEE CONTRACT SERVICES AND ENVIRONMENT SERVICES COMMITTEE 1 JULY 2009

REPORT ON: MILL O' MAINS REGENERATION PHASE 1

REPORT BY: CHIEF EXECUTIVE

REPORT NO: 291-2009

1. PURPOSE OF REPORT

- 1.1. The purpose of this report is to seek approval for the recommendations listed below in paragraph 2.

2. RECOMMENDATIONS

- 2.1. It is recommended that Committee agree to:

- i. the disposal of land extending to 2.13 hectares in total (as marked in Appendix 1), to Home Scotland Housing Association at the agreed valuation of £600,000 for the provision of social-rented housing;
- ii. the demolition of the following properties in order to clear land to enable Phase 2 construction of the masterplan to commence:

1 Colonsay Terrace
1 Lismore Terrace
18 Lismore Terrace
16 Mull Terrace
21 Mull Terrace
22 Mull Terrace
27 Mull Terrace
5 Lewis Terrace
6 Lewis Terrace
- iii. remit the Director of Housing to stop letting the properties listed in paragraph 2.1 (ii) with immediate effect;
- iv. the demolition of 1-13 Mull Terrace lock-up garages situated on Area 1 in Appendix 1;
- v. remit the Director of Housing to award redevelopment priority status for rehousing together with the statutory Home Loss payment to remaining tenants;
- vi. remit the Director of Housing to award those tenants affected by demolition, priority for social rented housing available in the local area;
- vii. the repurchase of the owner-occupied properties, in principle;
- viii. remit the Director of City Development to enter into negotiations with the owners on a "without prejudice" basis and the Director of Housing to award the appropriate financial and rehousing package.

3. **FINANCIAL IMPLICATIONS**

- 3.1. The cost of demolition and associated works is estimated to be £460,000 and will be met from allowances to be made in the Capital Estimates for 2010/2011, and subsequent estimates if required.
- 3.2. The estimated cost of the compensation package (including repurchase) for 5 privately owned flats is £300,000, the total cost of Home Loss Payments to remaining tenants is estimated to be £127,500. These costs will be met from the Capital Estimates for 2009/2010, 2010/2011, and subsequent estimates if required.

4. **MAIN TEXT**

- 4.1. Reference is made to Report 286-2009 to the City Development Committee, 1 July 2009. This report:
 - a. notes the comments and representations received to the Draft Masterplan and the responses of Home Scotland and the Director of Planning and Transportation to these comments and representations;
 - b. agreed the amendments to the Draft Masterplan;
 - c. approves the amended Masterplan as supplementary planning guidance to the Dundee Local Plan Review 2005 to direct the future development of Mill O' Mains; and
 - d. refers the approved Masterplan to the Development Quality Committee as a relevant material planning consideration in the determination of future planning applications.
- 4.2. Reference is made to Report 541-2008 and the decision of the Planning and Transport Committee of 8 December 2008 when it was agreed to approve the draft Masterplan for the purpose of consultation and to report back to Committee on completion of this consultation exercise.
- 4.3. Reference is made to Report 590-2007 and the meeting of the Housing, Dundee Contract Services and Environment Services Committee 10 December 2007 which agreed that Council officers continue to support the local community in Mill O' Mains to develop a long-term physical regeneration master plan for the area in conjunction with Home Scotland Housing Association and Communities Scotland. Approval was also given at this time to dispose of three sites in Mill O' Mains to Home Scotland Housing Association to enable their early redevelopment.

SALE OF LAND

- 4.4. Committee has agreed in principle, on 10 December 2007, to the sale of land to Home Scotland Housing Association.
- 4.5. The District Valuer has valued the sites at a Market Value and a Market Value subject to the 'special assumption' that the land will be used for the provision of affordable housing.
- 4.6. The sale of the land will enable Phase 1 construction of the Masterplan to commence.

DEMOLITION PROPOSALS

- 4.7. The finalised Masterplan recommends that all flats in the estate are demolished in order to regenerate the Mill O' Mains estate. The properties listed in paragraph 2 are identified as being Phase 2 Enabling Works in the Masterplan.

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 Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Assistant Chief Executive, Head of Finance and all other Chief Officers have been consulted on the contents of this report. No concerns were expressed.
- 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 masterplan 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 this report and the concurrent report to the City Development Committee.

7. BACKGROUND PAPERS

- 7.1. Mill O' Mains Finalised Masterplan submitted by Home Scotland Housing Association.
- 7.2. Report 286-2009 to Planning and Transportation Committee on 22 June 2009.
- 7.3. Report 541-2008 to Planning and Transportation Committee approved on 8 December 2008.
- 7.4. Report 590-2007 to Housing, Dundee Contract Services and Environment Services Committee approved on 10 December 2007.

ALEX STEPHEN
CHIEF EXECUTIVE

MAY, 2009



- 1. Site at Gruinard/Mull Terrace
- 2. Site at Uist Terrace
- 3. Site at Barra Terrace

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Department: Housing
Printed by: Paul Gruenwald
Print date: 30/10/07

