

REPORT TO: Housing Committee – 19 June 2000

REPORT ON: Charleston, Dundee:
Sale of Land to Margaret Blackwood Housing
Association

REPORT BY: Director of Housing

REPORT NO.: 397-2000

1. PURPOSE OF REPORT

- 1.1. To seek approval for the sale of land in Charleston to Margaret Blackwood Housing Association Ltd.
- 1.2. This report will contribute to the City Council's aim to "tackle poor living conditions which are unpopular within communities, and take action to help residents put the heart back into their communities and provide quality housing and choice".

2. RECOMMENDATIONS

It is recommended that Committee:

- 2.1. approve the sale of a site in Charleston (as shown in Appendix 1) to Margaret Blackwood Housing Association Ltd.
- 2.2. instruct the Director of Economic Development to negotiate the sale of the site based on the District Valuer's valuation.
- 2.3. instruct the Director of Support Services to prepare the necessary offer and draft Disposition and seek Secretary of State's consent for the sale.

3. FINANCIAL IMPLICATIONS

- 3.1. Approval of this report would result in a capital receipt to the General Services Account (non-HRA) during 2000/2001.

4. LOCAL AGENDA 21 IMPLICATIONS

- 4.1. This report has implications for the following Local Agenda 21 themes:
 - local needs are met locally.

5. EQUAL OPPORTUNITIES IMPLICATIONS

None.

6. BACKGROUND

Reference is made to Article II of the minutes of the Housing Committee of 17 June 1996 when approval was given to demolish existing buildings known as 23-27 Gourdie Place and to Article III of the minutes of the Housing Committee of 9 October 1995 when approval was given to demolish existing buildings known as 34-36 Gourdie Place.

- 6.1. In 1997 discussions began with Margaret Blackwood Housing Association regarding redevelopment opportunities in the Charleston area to meet the needs of physically disabled people across the City. Initially discussions focussed on a potential site in Gourdie Street, but due to its fragmentation this proved to be uneconomically justifiable. The joint sites in Gourdie Place offer a more cohesive site and best value in terms of development costs.
- 6.2. Margaret Blackwood Housing Association, subject to planning permission, intend providing a mix of disabled persons houses on the site along with a smaller number of mainstream houses. Before details are lodged for formal approval then intend undertaking consultation with adjacent households regarding the type of buildings intended. They propose to start building work early in the financial year 2001/2002.

**ELAINE ZWIRLEIN
DIRECTOR OF HOUSING**

Signed: _____

Date: _____

APPENDIX 1

