

REPORT TO: CITY DEVELOPMENT COMMITTEE - 26 SEPTEMBER 2011

REPORT ON: VACANT AND DERELICT LAND FUND PROGRAMME 2011-12

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 416-2011

1 PURPOSE OF REPORT

- 1.1 To inform the Committee that the Scottish Government has confirmed an allocation of £1,435,700 to Dundee City Council under the Vacant and Derelict Land Fund for the period 2011-12.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee notes that the Scottish Government has offered a grant of £1,435,700 to Dundee City Council under the Vacant and Derelict Land Fund and approves the proposal to allocate this towards the construction of a pedestrian bridge linking Seabraes to Riverside esplanade.

3 FINANCIAL IMPLICATIONS

- 3.1 The Director of Finance advises that the Scottish Government has confirmed the allocation of £1,435,700 under the Vacant and Derelict Land Fund to Dundee.

4 BACKGROUND

- 4.1 The Scottish Vacant and Derelict Land Survey is used as a monitoring tool by the Scottish Government to track overall rates of change in relation to the amount of vacant and derelict land across local authority areas. It is as a result of the relatively high proportion of vacant and derelict land in the city, that Dundee is one of five local authorities that benefit from a grant under the Vacant and Derelict Land Fund (VDLF) from the Scottish Government.
- 4.2 Members will be aware that Dundee has benefited from £13.25 million from the VDLF over the period 2004 to 2011. This has been used to improve sites and support development across many areas of the City.
- 4.3 In March 2011 Dundee City Council was requested to prepare and submit a Delivery Plan to the Scottish Government setting out a project or projects that would meet the objectives of the Fund of contributing to the regeneration or development of the area by:
- Tackling long term vacant and derelict land; and
 - Stimulating economic growth and job creation.
- 4.4 The project identified in the Delivery Plan that has been approved by Scottish Ministers is the construction of a pedestrian bridge linking Seabraes to Riverside esplanade. The project will provide a link and help stimulate the development of sites that have been recorded on the Vacant and Derelict Land register, including the former railyards site that has been recorded since 1990. Construction of the pedestrian bridge will achieve the long-held ambition of improving pedestrian

connections between the Waterfront, through Seabraes to the residential/University campus area to the north. It will also aid the marketability of the Seabraes site as a location for the development of a cluster of creative industries with associated residential use and public spaces.

- 4.5 The cost of bridge construction is dependant on the design adopted and the resolution of land ownership issues to the south of the railway. However, it is recognised that it will exceed the grant available under the VDLF. A Section 75 Agreement has been signed in connection with the proposed residential development of the former Homebase site that secures a contribution of £250,000 towards the cost of the bridge on commencement of development. Additional sources of funding are being investigated, including the potential of Tax Increment Financing and this has been the subject of a bid to the Scottish Futures Trust.

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 Chief Executive, Depute Chief Executive (Support Services) and Director of Finance have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 None.

Mike Galloway
Director of City Development

Iain Jack
Assistant Head of Planning

IJ/GH/ES

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Dundee City Council
Dundee House
Dundee