

**REPORT TO: PLANNING & TRANSPORT COMMITTEE - 11 FEBRUARY 2008**

**REPORT ON: DERELICT SHOP AT 191 PRINCES STREET, DUNDEE**

**REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION AND DIRECTOR OF ECONOMIC DEVELOPMENT**

**REPORT NO: 47-2008**

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to seek authority to promote a Compulsory Purchase Order in respect of a derelict ground floor shop at 191 Princes Street, Dundee to secure the redevelopment and improvement of these premises within the Stobswell Neighbourhood Regeneration Area.

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee remit the Depute Chief Executive (Support Services) to promote a Compulsory Purchase Order in respect of the shop premises at 191 Princes Street, Dundee.
- 2.2 This action will require capital expenditure in the region of £60,000 to acquire and renovate. Included in this will be administration costs of approximately £10,000 to advertise and promote the order.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 Without access to the premises it is difficult to estimate both the value and the renovation costs but it could be in the region of £50,000. Funding will be from receipts in the Stobswell programme.

## **4 BACKGROUND**

- 4.1 Reference is made to the Planning and Transportation Committee of 16 May 2005 (AN 194-2005) which approved the Stobswell Regeneration Strategy and Development Framework. Improving the appearance and commercial well being of Albert Street/Princes Street/Arbroath Road is an integral part of this. Specifically, one of the outcomes expected of the strategy is "improved physical environment with no derelict land or property .....". Included in the objectives are:
- a creating a more attractive and manageable environment;
  - b retaining and improving existing buildings where practical; and
  - c creating a more attractive and manageable shopping area.
- 4.2 The ground floor shop at 191 Princes Street is vacant and derelict. Its appearance is detrimental to the well being of this part of the street. Its condition could eventually impact on the remainder of the building.
- 4.3 Considerable effort has been undertaken to find out and contact the current owner to discuss their ambition for the property and offer grant assistance for a new frontage. Despite these efforts including a notice and article appearing in the local press there has been no success in contacting the owner.

- 4.4 The Director of Economic Development considers the value of the property will be relatively modest. It is not possible to estimate the cost of any repair or modification until access is gained to the property. It may be in the region of £30,000 to convert it to be suitable for sale or lease as a studio, office or store. The objective here is to reduce retail floor space to be more in line with demand.
- 4.5 It is recommended that the Council promote a Compulsory Purchase Order in terms of Section 189 of the Town & Country Planning (Scotland) Act 1997 wherein a local authority is authorised to acquire land compulsorily which is suitable for and is required in order to secure the carrying out of development, redevelopment or improvement. Since the owner cannot be traced this is considered the only means of removing the blighting effect of the vacant and derelict property at 191 Princes Street, and once in Council ownership to undertake remedial/improvement work, and to market the property.

## **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), Depute Chief Executive (Finance), Head of Finance and Director of Economic Development have been consulted and are in agreement with the contents of this report.

## **7 BACKGROUND PAPERS**

- 7.1 Stobswell Regeneration Strategy and Development Framework

Mike Galloway  
Director of Planning & Transportation

Doug Grimmond  
Director of Economic Development

LB/MM

31 January 2008

Dundee City Council  
Tayside House  
Dundee

DERELICT SHOP AT 191 PRINCES STREET, DUNDEE

