

REPORT TO: HOUSING COMMITTEE – 12 DECEMBER 2011

REPORT ON: MILL O' MAINS REGENERATION PHASE 2 REHOUSING

REPORT BY: CHIEF EXECUTIVE

REPORT NO.: 521-2011

**1. PURPOSE OF REPORT**

- 1.1. The purpose of this report is to seek approval for demolitions, rehousing and repurchases required to implement the regeneration master plan for Mill O' Mains, as detailed in Section 2.

**2. RECOMMENDATIONS**

- 2.1. It is recommended that Committee agree to:

- i. The demolition of the following 61 flats and 14 lock-up garages in order to facilitate the allocation of new build houses from Phase 1 Construction of the Mill O' Mains Masterplan by Home Scotland Housing Association and in order to clear land to enable Phase 3 construction of the masterplan to be achieved: 12 Foula Terrace; 23 Hebrides Drive; 24 Hebrides Drive; 1 Harris Terrace; 2 Harris Terrace; 25 Lewis Terrace; 26 Lewis Terrace; 4 Lismore Terrace; 5 Lismore Terrace; 10 Lismore Terrace; 11 Lismore Terrace and lock-up garages at 21-27 Hebrides Drive and 1-7 Lewis Terrace (lock-up garages).
- ii. Remit the Director of Housing to stop letting the flats listed in paragraph (i) above with immediate effect.
- iii. Remit the Director of Housing to award redevelopment priority status for rehousing together with the statutory Home Loss payment to remaining tenants.
- iv. Remit the Director of City Development to enter into negotiations with the owners to repurchase 13 flats on a "without prejudice" basis and remit the Director of Housing to award the appropriate financial and rehousing package.

**3. FINANCIAL IMPLICATIONS**

- 3.1. The cost of demolition and associated works will be reported to a future Committee.
- 3.2. The estimated cost of the repurchase package for 13 privately owned flats is £950,000 and the total cost of Home Loss Payments is estimated to be £88,500. These costs will be met from the Capital Estimates for 2011/2012, 2012/2013 and subsequent years if required.

**4. MAIN TEXT**

- 4.1. Reference is made to the minute of the City Development Committee of 1 July 2009 which approved Report No. 286-2009 - Mill O' Mains Draft Master Plan. This Master Plan was adopted as supplementary planning guidance to the Dundee Local Plan Review 2005 to direct the future development of Mill O' Mains.

- 4.2. The physical regeneration of the estate has commenced with construction of the first phase of new houses which are on site and Committee has approved the demolition of 90 houses in order to clear land to enable Phase 2 construction works to proceed (Housing, Dundee Contract Services and Environment Services Committee 1 July 2009 - Report 291-2009).
- 4.3. The new houses in Phase 1 have been allocated to tenants displaced by the proposed demolition of 90 flats. There is a surplus of new houses available for allocation and, in accordance with the Local Lettings Initiative these houses must be allocated to those residents displaced by the next phase of demolitions. In accordance with this principle, the Committee is asked to agree to the demolition of the properties listed in paragraph 2.1 (i) and to remit the Director of Housing to award redevelopment priority for rehousing together with the statutory Home Loss Payment to existing tenants of these properties.
- 4.4. The finalised Master Plan recommends that all flats in the estate are demolished in order to regenerate the Mill O' Mains estate. The properties listed in paragraph 2 (i) are identified as being Phase 3 Enabling Works in the Masterplan document.

## 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), Director of Finance and all other Chief Officers have been consulted in the preparation 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 Master Plan and the changes proposed. No objections were received in relation to the demolition proposals.
- 6.3. Residents living in the properties proposed for demolition were invited by Home Scotland to see the proposals for Phase 2 New Build in August 2011.
- 6.4. 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 the demolition proposals.

## 7. **BACKGROUND PAPERS**

- 7.1. None.

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**CHIEF EXECUTIVE**

**DECEMBER 2011**