

REPORT TO: Housing, Dundee Contract Services and
Environment Services Committee
10 December 2007

REPORT ON: Redevelopment of Mill O' Mains Estate, Dundee.

REPORT BY: Chief Executive

REPORT NO.: 590-2007

1. PURPOSE OF REPORT

- i. to report on options for the potential redevelopment of Mill O' Mains;
- ii. to report on consultation to date and seek a remit that further consultation be undertaken.

2. RECOMMENDATIONS

2.1. It is recommended that Committee agree:

- i. that officers continue to support the community to develop a long-term physical regeneration master plan for the area in conjunction with Home Scotland and Communities Scotland, and, report progress back to Committee at a later date;
- ii. to the disposal of land (as marked in **Appendix 1**) to Home Scotland Housing Association and to the early redevelopment of some of the sites subject to planning permission.
- iii. to capital investment in Mill O' Mains flats being restricted to works required to keep the properties wind and watertight and compliant with statutory regulations pending the outcome of the master planning process, and,
- iv. to Officers developing a Local Lettings Initiative in consultation with representatives of the community of Mill O' Mains and the preferred developer.

3. FINANCIAL IMPLICATIONS

3.1. There will be a capital receipt from the sale of the sites. This will be reported back to Committee following negotiations on land valuations and site boundaries.

4. POLICY IMPLICATIONS

This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty Equality Assessment and Risk Management.

4.1. **Sustainability Policy**

- 4.2. Redevelopment will contribute to city-wide regeneration.
- 4.3. Developing Housing Associations require to comply with Communities Scotland's Sustainable Developing Policy in addition to complying with planning requirements.

5. **BACKGROUND**

- 5.1. Housing Committee, December 2006, agreed an agenda note remitting the Director of Housing to bring forward proposals for redevelopment of cleared sites at the appropriate time, including various small sites in Mill O'Mains, Dundee.
- 5.2. Home Scotland Housing Association were invited to consider options for development of social rented housing in Mill O'Mains. They proceeded to commission Hunt Thomson Associates to undertake a preliminary study of the area and to prepare some initial development/layout options for the available sites. The consultants then proceeded to consult the community on the findings of their studies.

6. **COMMUNITY CONSULTATION**

- 6.1. In May 2006, a questionnaire survey was sent to every household in the Mill O'Mains estate. A summary of the survey results can be seen in **Appendix 2**.
- 6.2. A meeting with the Mill O'Mains Tenants and Residents Association took place in November 2006 to discuss the outcome of the survey. The community identified their priorities as:
- Improved car parking.
 - Improved street lighting.
 - Improved play facilities.
 - Retention of open space.
 - Provision of new build housing.
- 6.3. A further 2 public meetings were held in partnership with the Tenants and Residents Association.
- 6.4. At these meetings a 'Land Use Group' was formed to work with potential developer(s) to discuss options for the area. This group reports back to the Mill O'Mains Tenants and Residents Association. Meetings with this group, site visits and discussions with the wider community has resulted in Hunt Thomson Associates developing a Draft Design Development Report.
- 6.5. This draft report has been presented to the community via the Tenants and Residents Association and at the Annual Gala Day. Both events were well attended with comments being made in favour of the principles and objectives of the report and the integral plans therein.
- 6.6. This draft report has also been presented to Communities Scotland.

7. **THE DRAFT DESIGN DEVELOPMENT REPORT**

- 7.1. The aims and objectives of this report are to provide houses on streets, provide good quality public open spaces, create better connections and safer routes, develop popular

house types and generate a positive image for Mill O'Mains.

- 7.2. The consultant's report suggests that redevelopment of individual sites would only increase the number of popular house types, but not tackle the underlying problems of the built environment. It is suggested that this can only be achieved by embarking on a long-term redevelopment strategy.

This would require significant partnership funding and would replace a number of existing properties with new housing of a size and type more suited to meeting housing needs. At the same time, new patterns of vehicle and pedestrian movement on streets would address access and security issues and provide good quality open spaces.

- 7.3. Recommendations of the Draft Design Development Report are:

Phase 1 Develop a proportion of the sites currently available (see in Appendix 1) (Committee has already agreed disposal of this land).

Phase 2 Develop a longer-term regeneration option for the area in consultation with the community and other stakeholders. The consultant's report suggests developing on land currently occupied by the 5, 4 and 3 storey blocks. Some of these proposals are more desirable and less controversial than others.

8. EXISTING STOCK

- 8.1. All houses are of traditional construction. There are 167 cottages (48% sold), 175 flats (13% sold) and 62 maisonettes (6% sold). The overall percentage of owner-occupation on the estate is 27%. The flats are a mix of 3, 4 and 5 storey high stand alone tenements or linked blocks. The 5 storey blocks comprise maisonettes and flats in one building.
- 8.2. New heating and controlled entry systems have been installed in a number of tenemental properties. However, there are 7 x 5 storey blocks where heating has not yet been replaced.
- 8.3. Recently there has not been a high incidence of voids in these blocks, but the turnover rate is above average, and sometimes a property can be empty for sometime before a new tenant accepts.
- 8.4. The Draft Design Development Report suggests that tenemental stock, particularly the 5 storey blocks are not sustainable in the long-term and that one option may be to replace them with more sustainable house types whilst at the same time addressing some of the security, environmental and access issues identified in the community.
- 8.5. It is, therefore, proposed that a plan for investing in these properties be incorporated into the long-term physical investment masterplan to be developed, should this plan recommend their long-term retention.

9. NEW HOUSING

- 9.1. There is a very strong body of opinion that existing residents should be encouraged and supported to remain in Mill O' Mains. It is, therefore, proposed that a Local Lettings Initiative be developed with the community and the Housing Association for all new social rented houses.

- 9.2. A Priority Purchase Policy should also be developed for any new affordable private houses.
- 9.3. Committee will be advised of the outcome of negotiations on both of these policies in due course.

10. **CONCLUSION**

- 10.1. There has been extensive consultation with the community of Mill O'Mains for the past 15 months. This has culminated in the presentation to the community of the visionary 'masterplan'. The vision has been well received by everyone who has taken up the opportunity to comment upon it. The recommendations of this report, if agreed, will allow negotiations to proceed on developing an agreed masterplan whilst at the same time commencing the redevelopment process through delivery of new build housing into the neighbourhood.

11. **CONSULTATION**

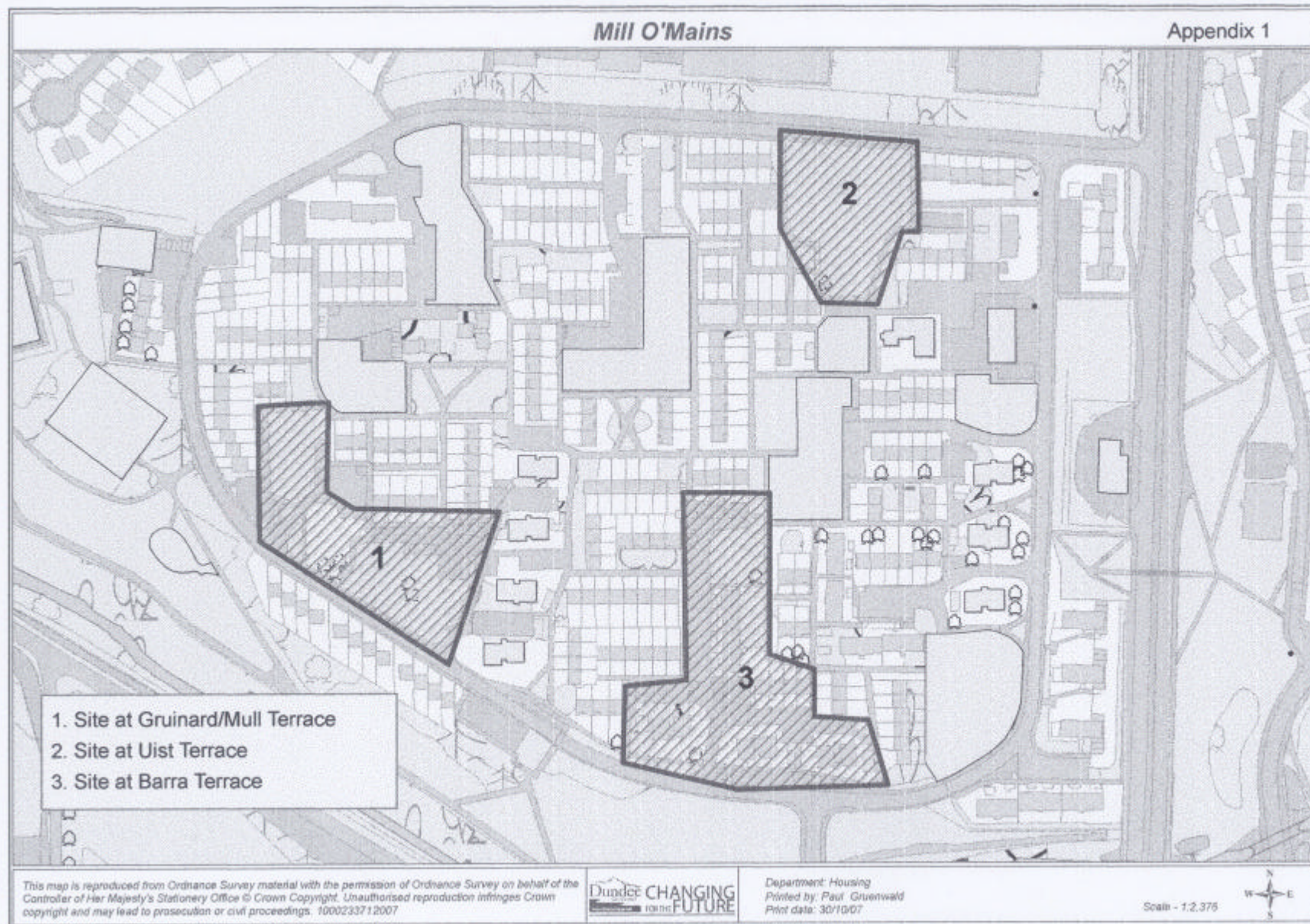
The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Head of Finance, Assistant Chief Executive (Community Planning), Director of Planning and Transportation and Director of Leisure and Communities have been consulted and are in agreement with the contents of this report.

12. **BACKGROUND PAPERS**

Housing Committee – 18 December 2007.
Agenda Note – Redevelopment of Cleared Sites.

ALEX STEPHEN
CHIEF EXECUTIVE

November 2007



RESULTS OF LAND USE CONSULTATION IN MAY 2006: SUMMARY

SITE NO.	CODE 1: NEW BUILD HOUSING	CODE 2: OPEN SPACE	CODE 3: PARKING PROVISION	CODE 4: PLAY FACILITIES	CODE 5: MISCELLANEOUS
1	24	17	3	6	6
2	27	14	6	2	4
3	34	13	2	1	7
4	34	15	3	2	6
5	37	11	2	2	4
6	24	21	2	2	8
8 & 14	32	21	1	2	3
9 & 13	34	17	6	3	3
10	32	20	0	1	6
11	31	21	2	0	3
12	31	20	2	2	7

Key to Codes**Code 1: New Build Housing**

This group of responses overwhelmingly reflects people's desire for houses not flats. A few responses specify "social housing", "semis" or "cottages" or sheltered housing.

Code 2: Open Space

This ranges from leave green to "wildlife area", "trees and plants", fountains, aviary etc.", seating.

Code 3: Parking Provision

This includes: lock-ups, garages or car parks.

Code 4: Play Facilities

Includes playpark, sandpit, BMX track, skate park, youth shelter.

Code 5: Miscellaneous

Covers a range of ideas which were not recorded by many residents. These include "same plan as Ardler", (1), Community Centre, (1), Bus interchange/terminus, (2), Police Station, (3), Recycling Centre, (1), Public House, (1), and "don't know"/"nil", this land is sinking – not good for anything, (2).

Response Rate	
Number of Residents	448
Survey Returns	80
Percentage Returned	18%