

REPORT TO: HOUSING COMMITTEE – 20 SEPTEMBER 2004

**REPORT ON: KIRKTON CENTRAL CORE HOUSING SITE, KESWICK
TERRACE: SELECTION OF SERVITE HOUSING
ASSOCIATION LTD. AS PREFERRED DEVELOPER**

REPORT BY: DIRECTOR OF HOUSING

REPORT NO: 653-2004

1. **PURPOSE OF REPORT**

1.1 To seek approval of the selection of Servite Housing Association as the preferred Developer of Kirkton Central Core Housing Site.

2. **RECOMMENDATIONS**

2.1 It is recommended that the Committee:

- a Approve selection of Servite Housing Association as the preferred Developer.
- b Remits the Director of Economic Development to negotiate the sale of the site to Servite Housing Association subject to the consent of Scottish Ministers.

3. **FINANCIAL IMPLICATIONS**

3.1 Sale of the site at Keswick Terrace will result in a capital receipt. The valuation will be determined by independent assessment and will be reported to the Housing Committee for approval, prior to the site being sold.

4. **LOCAL AGENDA 21 IMPLICATIONS**

Approval of this Report will support the following key themes of Dundee 21:

- a Settlements are “human” in scale and form.
- b Diversity and local distinctiveness are valued and protected.
- c Places, spaces and subjects combine meaning and beauty with utility.

5. **EQUAL OPPORTUNITIES IMPLICATIONS**

5.1 Every opportunity is taken to make Dundee a more family-friendly and barrier free city.

5.2 Opportunities are sought to form new partnerships to promote equality.

6. **BACKGROUND**

6.1 Reference is made to Article IV of the Planning and Transportation Committee held on 1 December 2003, Article II of the Planning and Transportation Committee held on 23 February 2004 and Article VII of the Planning and Transportation Committee held on 28 June 2004.

A Regeneration Masterplan of the Kirkton Central Core is in the process of development. This area to the north of the ASDA store on Gillburn Road also includes the Kirkton Community Centre.

The Development of a portion of the area for social rented housing is a key element of the Masterplan.

- 6.2 Following approval of the above reports, selection interviews were held with five local Housing Associations who had noted interest in developing the site.

The interviews were conducted jointly with Communities Scotland.

- 6.3 Servite Housing Association Ltd., achieved the highest rank on the basis of its written submission and interview.

7. CONSULTATIONS

- 7.1 With reference to paragraph 6.1, formal consultation on the proposal to develop this site has been carried out, by the Planning and Transportation Department.

- 7.2 Servite Housing Association has also taken an opportunity to present the outline proposals to local residents at an event held at Kirkton Community Centre.

- 7.3 Following approval of this Report, further consultation will be carried out on Servite Housing Association's detailed proposals for developing the site.

8. BACKGROUND PAPERS

- 8.1 Report to Planning and Transportation Committee "Kirkton Central Core Site Development Brief". Report No. 721-2003.

- 8.2 Planning and Transportation Committee Agenda Note "Kirkton Central Core Site Development Brief". Agenda Note AN7-2004.

- 8.3 Report to Planning and Transportation Committee "Kirkton Central Core – Environmental Improvement Project and Traffic Management". Report No. 340-2004.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

8 SEPTEMBER 2004