

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE -
4 DECEMBER 2000**

**REPORT ON: POPULATION TRENDS – ADVANCEMENT OF STRATEGY FOR
SECURING NEW HOUSING WITHIN DUNDEE CITY COUNCIL
BOUNDARY**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 711-2000

1 PURPOSE OF REPORT

1.1 The Committee in approving an earlier report (95/2000) on the matter of Population Issues facing the City, identified the need, amongst other actions, to

“Bring forward a strategy for securing appropriate levels of new housing within the Dundee City Council boundary as part of an initiative to create high quality suburban areas across the urban form including inner suburb, outer suburb and edge.”

1.2 This report updates the Committee on actions taken since the approval of that report and on the evolving strategy for new housing within the City Council boundary.

2 RECOMMENDATIONS

2.1 It is recommended that the Committee

- a approve this report;
- b notes the interim intervention strategies for the citywide communities as identified in the report;
- c endorse a focus on the four priority neighbourhood areas listed at paragraph 7.1 of the report;
- d instruct the Director of Planning and Transportation, to advance the strategy and to bring a further report back to the Committee by June 2001, on further detailed progress on the delivery of this approach.

3 FINANCIAL IMPLICATIONS

3.1 There are no direct financial implications arising from the contents of this report. However the implementation of the strategy or any aspects of it would have regard to potentially significant financial implications which need to be assessed. Prior to any expenditure being incurred, further reports would be brought back to appropriate Committees of the Council.

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 The environment within which people live and the way in which they can interact with their environment are recognised as key factors in relation to an individual's health, opportunities and self wellbeing. The strategy as initially outlined here and

as developed over coming months sets out to redress many of the problems and consequences of such problems stemming from population change within the City as outlined in report number 95/2000 and the related Population Trends document (March 2000).

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 The strategy seeks to ensure that there is equal opportunities for people across the urban area as part of the Council's ongoing implementation of the Government social justice programme notably through advancement of Social Inclusion Partnership fund programme initiatives and to address the problems recognised as affecting communities within and across the city.

6 BACKGROUND

- 6.1 Since the Committee approval on 27 March 2000 of Report 95-2000, an Officer Group drawn from across the Dundee Partnership, and comprising officers from the City Council, Scottish Enterprise Tayside and Scottish Homes, have been working to bring forward a strategy.
- 6.2 The City Council's Corporate Plan, 1999 – 2002 (page 12), recognises this issue, and states that the Council will tackle the causes of people leaving Dundee. Along with the overall decrease in population, there is a disproportionately high decrease in economically active groups and a relative increase in those likely to need a high level of service provision and socially excluded groups. Analysis shows that Dundee has to keep and attract a higher number of young people and young families. Dundee has to be a place where people with mobility and choice want to live. Thus improving housing quality and choice, improving achievements in schools and crime reduction are all targets for the Corporate Plan.
- 6.3 This accords with the current Dundee Partnership Vision which states
- “The Dundee Partnership seeks to ensure that Dundee is a city in which people are proud to live and work and can realise their potential. The partners will promote Dundee as a desirable location for investment, a centre of excellence for education and innovation and a thriving regional employment, shopping and service centre containing a vibrant cultural and visitor economy”.
- 6.4 It is clear that in terms of housing generally, the Council will need to encourage a wider range of good quality housing for sale and rent, whilst addressing imbalances in the size, type and quality of existing stock. In particular, Dundee needs more housing of the type people want within the city boundary, taking into account their views on price, amenities and the balance between these.
- 6.5 A contradiction for the city is that in the short term the current population trends and problems will continue through the implementation of any response strategy.
- 6.6 It is clear that need exists in a number of areas but that intervention opportunities vary as do the outcomes possible from the levels of intervention that are available or possible in such areas. The city does not have the resources to commit to all communities across the city, therefore an element of prioritisation must occur.

- New/replacement housing will be focused on areas where there is a demonstrable strategic need and/or strategic opportunity.
- 6.7 The response advanced in recognising the needs must look at the opportunities as existing or forthcoming to give a chance of success and to stem and then wherever possible reverse the trends.
- 6.8 We require a strategy that looks to address particular areas at a higher level of intervention (see paras 7.1.1– 7.1.4). This does not mean that the other areas of the city are ignored, but does recognise the limit on funds available at any one time and takes advantage of existing initiatives and forthcoming opportunities to allow this necessary action to start.
- 6.9 The main features for any response strategy and action framework as advanced by the Cross Partnership Group are recognised as being
- Additional housing choice needs to be provided.
 - Locations offering the characteristics of a stable/attractive area have to be created.
 - Priority intervention areas have to be identified.
 - An intervention strategy for all neighbourhoods needs to be provided.
 - An approach needs to be developed for the less attractive, unappealing poorer quality private sector tenement stock.
 - There needs to be an integrated approach which recognises the key role of security, environment and education.
 - There needs to be some flexibility in any strategy to allow for unforeseen opportunities.
 - The actions need to be linked to other plans addressing social and economic activities and issues.
 - Partnership working at citywide and neighbourhood level is essential.
- 6.10 In looking to an appropriate approach a vision for any housing strategy would be;

We want people to reside in a thriving, secure and attractive city, which meets their need for:

- **a decent house of their choice**
- **a safe and pleasant environment**
- **access to quality facilities including schools**
- **the best of possible starts for their children**
- **opportunities across a broad spectrum of careers**

7 GEOGRAPHICAL AND TOPICAL PRIORITIES

- 7.1 The following areas (see attached plan) are recommended as the focus for significant change:
- 7.1.1 City Centre - The vision is to deliver a scale of residential community appropriate to the enlarged city centre (ie including those areas immediately beyond the inner ring road such as the Docks, Blackness and Dudhope) thereby contributing to the regional role and offering a standard of urban living encompassing a unique

- opportunity of location, balance of tenures, house types and lifestyles. Generally, housing development should be sustainable in the city centre without subsidy.
- 7.1.2 Inner “Baxter” Suburb (Stobswell) - The vision for Stobswell is to build on the established character and attributes of this fine traditional Victorian neighbourhood to create a vibrant and sustainable inner city neighbourhood suited to the demands of the 21st Century. The intention is to alter the housing profile through the creation of more family houses. There will be some new apartment accommodation created though again of a family size, ie 3 bedroom, along with some limited special needs units to assist with a balance of provision. A key element will be a focus on the large volume of tenement units. Innovative approaches will need to be developed to tackle the amenity and condition of the remaining older tenement stock. It is not intended that the total number of units in this neighbourhood will increase greatly over the period of this strategy. It is also clear that new funding programmes (public and private) will be required to move this forward on any substantive scale. The role and development of a factoring scheme for private sector accommodation will also be pursued.
- 7.1.3 Outer “Caird” Suburb/(Ardler/St Marys/Kirkton/Mill O’ Mains) - The vision here is to create a neighbourhood with comparable attributes to other popular suburbs in Dundee’s housing market area in order to compete in terms of peoples’ housing choice. To help attract people to Dundee and persuade people to remain in the city, an alternative quality suburb to the relatively expensive West End and Broughty Ferry suburbs is needed. This neighbourhood will have qualities found in “stable” areas of the city. Many of our objectives will be realised through the Ardler New Housing Partnership whilst complementary plans for other parts of this suburb are being developed.
- 7.1.4 Dundee Western Gateway/(Western Edge) – The proposed vision is for a unique “Village Type” environment comprising connected small residential settlements with appropriate community facilities. It will optimise its landscape setting to serve upper sectors of the market and therefore compete favourably with other opportunities across the wider housing market. In the longer timescale a range of facilities and truly balanced communities will be sought.
- 7.2 The other areas within the city (see attached plan) will be approached in the following general manner;
- 7.2.1 Fintry - The aim is to market the area as one of quality housing choice within a safe, secure and vibrant community. This will be achieved through limited amount of housing investment focussed upon tenure balance and mix, sustainability of existing stock and the development and implementation of an environmental improvement strategy. Consideration will also be given to improving educational attainment provision and perceptions, expanding economic and commercial opportunities along with the application of city wide initiatives, eg, adoption of urban woodland objectives and generating safe pedestrian and vehicle routes.
- 7.2.2 Whitfield - The aim is to link previous strategic regeneration objectives to match current regeneration needs to complete the cycle of change in the estate. The continued removal of surplus unpopular housing is creating sites which were not identified in the original masterplan. Removal of surplus housing is also creating a demand from residents for specific house sizes/types within the area which are

in short supply. Consequently, consideration will be given to small scale social rented housing projects by housing agencies who are willing to provide accommodation for households displaced by demolition. The intention is to replace unpopular housing with quality housing by adopting significantly lower density levels rather than large scale new build projects.

An action plan will be brought forward to provide long term clarity for land not required for housing redevelopment purposes. Options will allow for some sites to be landscaped in such a manner that future redevelopment would not be prohibited, but other sites will be permanently transformed into woodland areas.

The City Council's environmental improvement programme will continue until 2004/2005.

Improvements are intended with regard to education facilities and community social and recreational needs will continue to be serviced subject to the availability of future funds.

- 7.2.3 Hilltown - The aims are to pursue the Social Inclusion Partnership (SIPs) strategy and action plan, assess the wider needs of the area, enhance services relative to community needs, improve the district shopping centre, promote economic activity, provide a safe and secure pedestrian network and to promote the area.

The aims are to review the needs of this area within the city wide consideration of the supply/demand for pre. 1919 tenemental flats across the city.

- 7.2.4 Mid Craigie/Linlathen - The aims are to pursue the SIPs strategy and action plan, to undertake physical, social and environmental regeneration via a 5 year agreed masterplan, focus on service delivery and market the "new" image of the area. Partnership activity has been prevalent for sometime and significant changes have taken place. In the short term, activity will focus on new build activity via Angus Housing Association and improvements to the environment surrounding housing stock on Kingsway East (multi agency funded). Partnership initiatives will continue to be sought for new opportunities for housing provision, primarily unsubsidised private property for sale and/or rent, on land created by any demolitions in due course.

Work will also continue with regard to improve streetscapes, provide safe pedestrian and cycle routes, undertake improvements to the road network associated with the Kingsway East Retail Park and improve access to educational facilities.

- 7.2.5 Douglas - The aims are to develop and implement an intervention strategy to combat the current effects of deprivation and poverty. This will probably take the form of an action plan which will prioritise physical and environmental change within the estate. It is likely that further isolated demolitions will take place and there may, in the long term, be opportunities for small scale redevelopment involving potential tenure diversification.

- 7.2.6 West End - The aims are to maintain local services and image of this area, encourage limited private sector new build housing, implement an HMO regime and manage capacities in schools using available powers.

- 7.2.7 Menzieshill - The aims are to respond to surplus one apartment housing in Council stock through an integration programme. An intervention strategy based on environmental improvements will be developed and safe and easily used pedestrian and vehicle routes in and around Ninewells will be developed in combination with a residents parking scheme.
- 7.2.8 Lochee/Charleston - The aims are to respond to surplus and low demand housing through a long term demolition programme. Such a programme has been instrumental in stabilising tenement properties in Charleston already and in facilitating improvement of previously at risk properties. Only limited scale redevelopment opportunities are available for social rented and private new build housing. City wide objectives with regard to, eg, urban woodland, provision of a neighbourhood wide safe pedestrian road and footpath network will be developed as appropriate.
- 7.2.9 Law - The aims are to maintain local services and the image of this area in relation to the rest of the city. The aims are to review the needs of this area within the city wide consideration of the supply/demand for pre. 1919 tenemental flats across the city. City wide initiatives will be applied as appropriate.
- 7.2.10 Fairmuir/Dens - The aims are to review the needs of this area within the city wide consideration of the supply/demand for pre. 1919 tenemental flats across the city. Other city wide initiative, eg, urban woodland planting will be applied as appropriate.
- 7.2.11 Stannergate - The aims are to maintain local services and the image of this area and enhance the visual perspective through the urban woodland initiative.
- 7.2.12 Craigiebank - The aims are to maintain local services and the image of this area, respond to localised housing and environmental issues and enhance, where appropriate, through the urban woodland initiative.
- 7.2.13 West Ferry/Craigiebarns - The aims are to maintain local services and the image of this area, develop limited private new housing opportunities, apply city wide initiatives (where appropriate) and manage school capacities by applying available powers.
- 7.2.14 Broughty Ferry - The aims are to maintain local services and the image of this area, develop limited private new housing opportunities, apply city wide initiatives (where appropriate) and manage school capacities by applying available powers.

8 CONCLUSIONS

- 8.1 Other matters are on the horizon which will also help to deliver or influence how the strategy is developed. First will be the matter of voluntary stock transfer and how this is handled within the city and across what timescale. Second, will be the process and building on this strategy via the range of statutory and non statutory policy documents through which the Council and its partners deliver implementation, expenditure of available resources and work in tandem with communities and other interested parties. For example, this will include the current review of the Strategic Agreement with Scottish Homes, the advancement of the Dundee and Angus Structure Plan, the forthcoming review of the Dundee

Local Plan, alterations or additions to Scottish Enterprise Tayside's Business Plan, Scottish Homes District Plan, etc. Third, will be the need to lay out the strategy at a national level for Scottish Executive consideration and recognition given the change management programme for housing within the city.

- 8.2 There is much to be considered in the contents of this report and there is much more still to be developed. However, it is now necessary to advance the debate about the future of Dundee to ensure that as new initiatives, action points and action plans are developed and as implementation opportunities arise that these are utilised in a manner to achieve the renaissance of the city as a place to live.

9 CONSULTATIONS

- 9.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning, all other Directors of the Council and Scottish Enterprise Tayside and Scottish Homes, have been consulted and are in agreement with the contents of this report.

10 BACKGROUND PAPERS

- 10.1 Population Trends, Policy and Regeneration Division, March 2000 (Report No 95/2000)

"Living Dundee" Background Papers (Community Profiles, compendium of recent studies)

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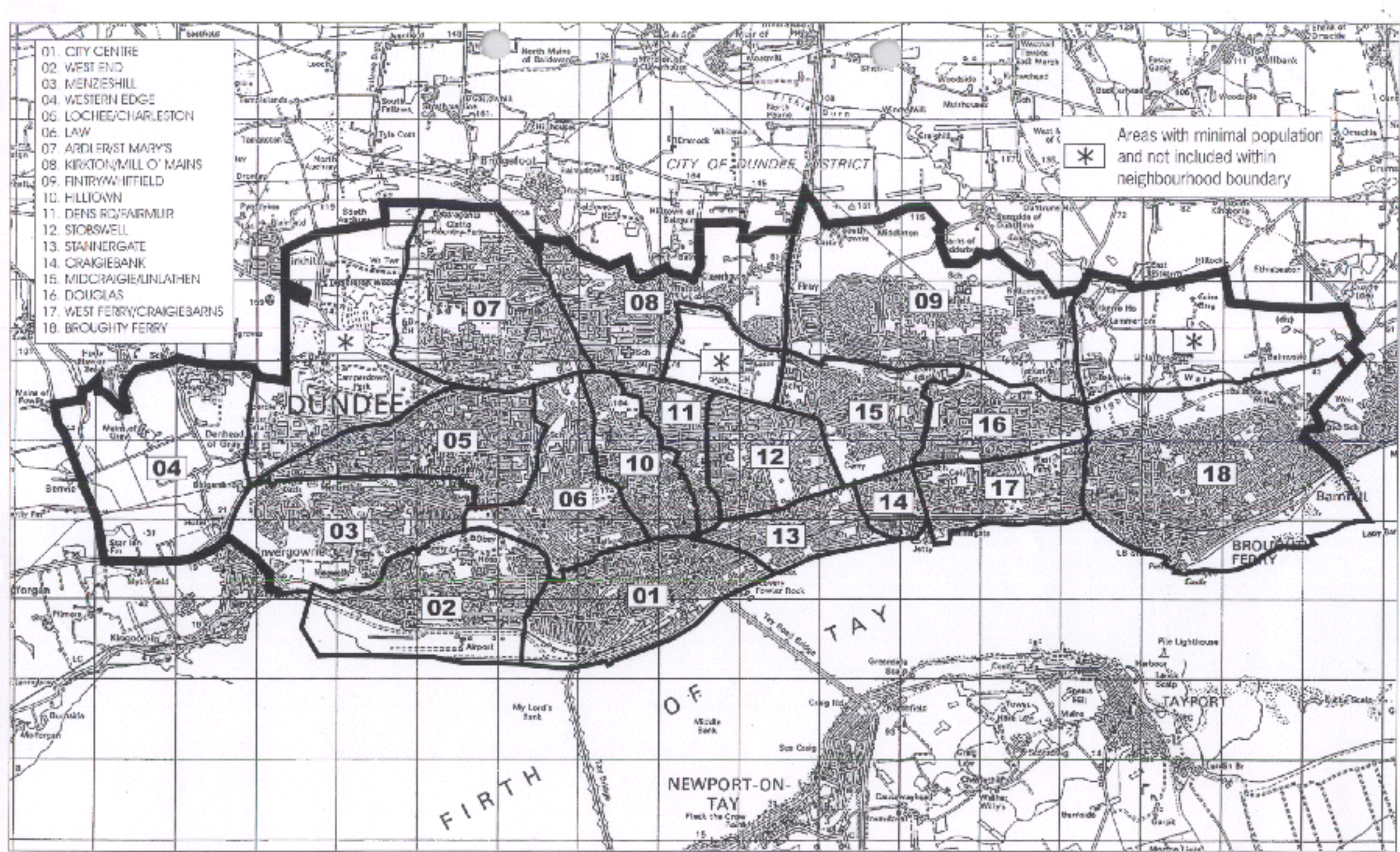
KW/ES TEMP24

24 November 2000

Dundee City Council
Tayside House
Dundee

01. CITY CENTRE
02. WEST END
03. MENZIESHILL
04. WESTERN EDGE
05. LOCHEE/CHARLESTON
06. LAW
07. ARDLER/ST MARY'S
08. KIRKTON/MILL O' MAINS
09. FINTRY/WHITFIELD
10. HILLTOWN
11. DENS RD/FAIRMUR
12. STOBWELL
13. STANNERGATE
14. CRAIGIEBANK
15. MIDCRAIGIE/UNLATHEN
16. DOUGLAS
17. WEST FERRY/CRAIGIEBARNIS
18. BROUGHTY FERRY

* Areas with minimal population and not included within neighbourhood boundary



Dundee Neighbourhood Areas