

REPORT TO: BEST VALUE SUB-COMMITTEE OF THE POLICY AND RESOURCES COMMITTEE - 26 JANUARY 2006

REPORT ON: BEST VALUE REVIEW OF METHODS OF DEALING WITH DERELICT LAND AND PROPERTY IN DISREPAIR

REPORT BY: LEGAL MANAGER

REPORT NO: 82-2006

1.0 PURPOSE OF REPORT

1.1 This report updates the Best Value Sub-Committee on the progress of the Derelict Land and Property in Disrepair Working Group.

2.0 RECOMMENDATIONS

2.1 The Sub-Committee are asked to note progress so far and that a further report will be brought to the Sub-Committee in twelve months' time to give another update on progress.

3.0 FINANCIAL IMPLICATIONS

3.1 The financial implications are set out in Report No 731-2004.

4.0 LOCAL AGENDA 21 IMPLICATIONS

4.1 The Local Agenda 21 implications are set out in Report No 731-2004.

5.0 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 The equal opportunities implications are set out in Report No 731-2004.

6.0 BACKGROUND

6.1 At its meeting on 11 November 2004 (Article I refers), the Sub-Committee in approving Report No 731-2004 agreed to the establishment of a permanent cross departmental multi-disciplinary task team chaired by the Legal Manager to deal with complaints and referrals of problem land and property.

6.2 This report updates the Sub-Committee on the progress of the Group since then.

7.0 CURRENT POSITION

7.1 The Group meets on a monthly basis and is attended by officers from the Planning and Transportation Department, Waste Management Department, Leisure and Communities Department, Housing Department, Environmental Health and Trading Standards Department, Finance Department, the Legal Division and the Better Neighbourhood Services Fund. Some examples of the properties considered by the Group are:-

10 Nelson Street

This dangerous property was demolished, the cleared site enclosed with a palisade fence to prevent flytipping and the part of the property which is owned by the Council is to be disposed of for redevelopment.

28/30 Nelson Street

This dangerous property was demolished, the various ownerships are in the process of being acquired by the Council through a Compulsory Purchase Order and the cleared site is to be disposed of to Hillcrest Housing Association for redevelopment into flats for rent.

Jamaica Works

This cleared site had previously been the subject of flytipping. It has now been acquired by Hillcrest Housing Association and is being redeveloped as housing.

Ground to Rear of Traquair Gardens

This open land had previously been the subject of flytipping but was cleared.

Land adjacent to the Dighty Burn

Again, this open land had previously been the subject of flytipping but was cleared.

8 Craigmount Avenue

This partly vacant block of flats has been demolished following the acquisition by the Council of the previously privately owned properties. The cleared site was then landscaped.

21 - 25 Union Street

This previously derelict property has been redeveloped into flats and commercial premises.

4 Duncan Street

This dangerous property has been demolished.

1 - 19 Victoria Street and 2 - 20 Albert Street

These previously vacant and derelict properties have been demolished and are being redeveloped by Servite Housing Association into flats for rent.

Former Builders Yard, Cross Street, Broughty Ferry

This property was cleaned up following complaints about the items stored in it.

128/130 Alexander Street

This vacant and derelict property has now been purchased by Northern Housing Company Limited. The fabric of the property is to be repaired, new windows installed and the flats will then be relet.

98 Logie Street

This largely vacant and derelict property, along with a vacant site next to it, is to be redeveloped into townhouses following approval of an application for planning permission by the Council on 5 December 2005.

225 Clepington Road

This vacant and fire damaged property is being upgraded as part of the redevelopment of the adjacent property.

2 - 8 Laing Street

The owner has fenced off this cleared site to protect public safety pending redevelopment of the site as townhouses.

7.2 Other properties which the Group are continuing to work on include:-

69/73 Ann Street, 264 Hilltown, 162/164 Perth Road, 33 Seafield Road, 53 Erskine Street/ 13 Dura Street, 51 Benvie Road, 28 Roseangle, 32a North George Street, former Cleansing Department Yard, 168 Long Lane, Broughty Ferry, 83 Cobden Street and 7 Main Street.

A further report will be brought to the Sub-Committee in twelve months' time to give another update on progress.

8.0 CONSULTATION

8.1 The Chief Executive, Depute Chief Executive (Support Services) and Depute Chief Executive (Finance) have been consulted in the preparation of the report.

9.0 BACKGROUND PAPERS

9.1 None.

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LEGAL MANAGER

Date: 17 January 2006