

REPORT TO: POLICY & RESOURCES COMMITTEE - 27 APRIL 2009
REPORT ON: STOBSWELL PARTNERSHIP
REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION
REPORT NO: 196-2009

1 PURPOSE OF REPORT

- 1.1 To seek the Committee's approval to change the supervisory arrangements for the Stobswell Regeneration Strategy and Development Framework.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee agree to:
- a the winding up of the Stobswell Partnership Board; and
 - b the continuation of the Stobswell Officers Co-ordinating Group at least until March 2010 as a working group of the Maryfield Local Community Planning Partnership (LCPP) reporting to the Head of Environmental Health and Trading Standards, who is chair of the LCPP. The working group to be known as the Stobswell Projects Implementation Group.

3 FINANCIAL IMPLICATIONS

- 3.1 None

4 BACKGROUND

- 4.1 Reference is made to Report 607-2004, Item VI of the Planning and Transportation Committee of 27 September 2004. This agreed to the forming of the Stobswell Partnership to supervise the implementation of the Stobswell Regeneration Strategy and Development Framework (Report 597-2004) which in turn was approved by the Planning and Transportation Committee of 27 September 2004 (Item V refers). The Stobswell Partnership is chaired by the Director of Planning and Transportation.
- 4.2 The Stobswell Regeneration Strategy and Development Framework included a five year Action Plan for a Spatial Framework and Environment Investment Programme and a Socio-Economic Support Programme. By implication the duration of the Stobswell Partnership is at least to oversee the implementation of these programmes. In reality some of both programmes had started prior to 2004. Most of the physical development and environmental work has been done, is in hand or is substantially committed. As a result the Stobswell Partnership instructed the commissioning of a review of progress with the Stobswell Regeneration Strategy and Development Framework. It was felt it would be beneficial to engage someone familiar with the history of the area but independent of the Partnership. The original Stobswell study was undertaken by Robert Turley Associates and the study leader was Douglas Wheeler who has subsequently formed his own consultancy, Douglas Wheeler Associates (DWA). It was agreed to engage DWA to undertake the review.
- 4.3 This review found that most physical projects and developments have been implemented and have had a beneficial impact in improving housing choice and

quality of environment. Likewise most of the socio-economic programme has been undertaken to good effect. House prices have risen and the time taken to sell property is now no different to other areas of the city. "In general the picture in 2008 is in sharp contrast to the situation in 2002" (when the original study was undertaken). "The Stobswell neighbourhood has improved remarkably and this is feeding through to the Scottish Neighbourhood Statistics." Not surprisingly, however, DWA noted there remain concerns about the shopping street and vacant units, maintenance and management of tenements, back court improvements, funding of some of the social programme, the tenement of the future, parking and neighbourhood management generally. This being the case the review suggests the project should alter its focus to concentrate on these aspects and to help do so alter the supervisory arrangements.

- 4.4 The DWA review also notes the establishment of the Local Community Planning Partnership (LCPP) that involves local councillors, representatives of all Council departments represented on the Stobswell Partnership Board and the Stobswell Officers Co-ordinating Group, as well as some of the other organisations. It suggests there is an opportunity to align future delivery arrangements by replacing the Stobswell Partnership Board and the Stobswell Officers Co-ordinating Group with a dedicated "Stobswell Implementation Group" working to an Action Plan based on the review, led by the chair of the LCPP and reporting to the LCPP. The LCPP covers a wide area and there is local concern the focus on the remaining items of the study area will be lost without some dedicated arrangement. This working group would provide that. It is not proposed this is a permanent arrangement but rather an interim one in a process of handing over eventually to the normal LCPP arrangements.
- 4.5 This proposal has been discussed with the Chair of the Local Community Planning Partnership, the Head of Environmental Health and Trading Standards who is supportive. The Stobswell Partnership Board agreed this report should be brought to Committee, with a recommendation to change the supervisory arrangements, but that the LCPP and the Stobswell Implementation Group seek to involve a representative of the Housing Associations since particularly Hillcrest Housing Association have such a large portfolio of flats, houses and shops in the neighbourhood and support several of the recently established services, and will be important in considering how to improve tenement management and maintenance.
- 4.6 An Action Plan based on the outstanding items indicated in the DWA review has been prepared and is appended.
- 4.7 It is therefore recommended:
- a The Stobswell Partnership Board is wound up following its next meeting which will be arranged prior to 31 July 2009; and
 - b The Stobswell Officers Co-ordinating Group continues as the Stobswell Projects Implementation Group, a sub group of the Maryfield LCPP during 2009/10 with a view to normal neighbourhood management being undertaken by the LCPP.

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 Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Head of Finance, Assistant Chief Executive (Community Planning), Director of Economic Development, Director of Leisure & Communities and Head of Environmental Health & Trading Standards have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 None

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IGSM/LB/MM

30 March 2009

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STOBSWELL PROJECTS GROUP - Stobswell Forum/Community Engagement

Context: Stobswell Forum continues to be the key body for reflecting the concerns and aspirations of the community in the Stobswell area. It needs support to respond to the changing regeneration mechanisms.

OUTCOMES REQUIRED	OUTPUTS THAT CONTRIBUTE TO THE ACHIEVEMENT OF OUTCOMES	LEAD AGENCY	PARTNER/INPUTS	TIMESCALE
Stobswell Forum determines the best ways it can continue to contribute to the development of the Stobswell area.	<ul style="list-style-type: none"> • Supporting the Stobswell Forum to have an action plan for the forthcoming period • Supporting the Forum to reach as many Stobswell residents as possible • Co-ordinating the community engagement activity of the Community Planning Partnership and the Stobswell Forum 	<p>Leisure & Communities - Regeneration</p> <p>Leisure & Communities - Regeneration</p> <p>Leisure & Communities - Regeneration</p>	<ul style="list-style-type: none"> • Stobswell Forum • Stobswell Forum • Stobswell Forum • Maryfield Partnership 	<ul style="list-style-type: none"> • January 2009 • January 2009 - Ongoing • January 2009 - Ongoing

STOBSWELL PROJECTS GROUP - Physical Environment - Maintenance

Context: A considerable number of environmental/physical improvements have been made with the Stobswell area. Resources are required to ensure their good maintenance.

OUTCOMES REQUIRED	OUTPUTS THAT CONTRIBUTE TO THE ACHIEVEMENT OF OUTCOMES	LEAD AGENCY	PARTNER/INPUTS	TIMESCALE
The physical and environmental features of the Stobswell area are maintained to a high standard	<ul style="list-style-type: none"> Funding is in place to ensure that all required maintenance is carried out 	Planning and Transportation	Housing Associations	Jan 2009
	<ul style="list-style-type: none"> Monitoring is in place to ensure early action on any identified issue relating to the fabric of the environment (twice yearly walk around inspection with Stobswell Forum reps) 	Planning and Transportation	Housing Associations Stobswell Forum Maryfield Partnership	Ongoing

STOBSWELL PROJECTS GROUP: Action Plan - Physical Environment Development

Context: The Stobswell Partnership has a history of addressing and developing gap sites in accord with its Development Framework. Specific action should continue in liaison with the Maryfield Partnership

OUTCOMES REQUIRED	OUTPUTS THAT CONTRIBUTE TO THE ACHIEVEMENT OF OUTCOMES	LEAD AGENCY	PARTNER/INPUTS	TIMESCALE
The physical environment of Stobswell contributes to a sustainable community	<ul style="list-style-type: none"> • Continuing to identify and act on gap sites making use of the Derelict and Vacant Land Fund (DVLV) and other funding sources. These will include: <ul style="list-style-type: none"> ➢ Erskine Street ➢ Dundonald Street ➢ Robertson Street • Promote development • Continuing to support the upgrading of the physical appearance of local businesses through the Façade Enhance Scheme 	<ul style="list-style-type: none"> • Planning and Transportation • Planning and Transportation • Planning and Transportation 	<ul style="list-style-type: none"> • Stobswell Forum • Leisure & Communities - Regeneration • Maryfield Partnership • Stobswell Forum • Maryfield Partnership 	<p>Ongoing 2008 - 2011 (Identify timescales for specific projects)</p> <p>Ongoing (Reviewed 2009)</p>

STOBSWELL PROJECTS GROUP: Tenement Management

Context: A large number of privately owned properties and gardens suffer from the absence of any collective management. This is an issue that requires action across the city, in particular the central wards.

OUTCOMES REQUIRED	OUTPUTS THAT CONTRIBUTE TO THE ACHIEVEMENT OF OUTCOMES	LEAD AGENCY	PARTNER/INPUTS	TIMESCALE
Tenemental properties will be well managed irrespective of tenure	<ul style="list-style-type: none"> • Identifying properties where tenants are willing to collectively improve the property • Establishing and supporting a forum of landlords, including housing associations to promote good practice • Establishing a task group looking at tenemental management issues across Maryfield and Coldsides 	<ul style="list-style-type: none"> • Housing Department • Private sector unit • Housing Department • Private sector unit • Leisure and Communities - Regeneration 	<ul style="list-style-type: none"> • Leisure and Communities - community capacity development • Leisure and Communities - Regeneration • Housing Department • Housing Associations • Planning & Transportation 	<p>Ongoing</p> <p>Feb 2008 - Ongoing</p> <p>December 2008 - Ongoing</p>

STOBSWELL PROJECTS GROUP: Action Plan - Neighbourhood Management

Context: In line with the other parts of Maryfield there is a requirement for a high degree of neighbourhood management. This will require effective collaboration between the Projects Group and the Maryfield Partnership

OUTCOMES REQUIRED	OUTPUTS THAT CONTRIBUTE TO THE ACHIEVEMENT OF OUTCOMES	LEAD AGENCY	PARTNER/INPUTS	TIMESCALE
A well managed neighbourhood with service agencies responsive to issues of local citizens	<ul style="list-style-type: none"> • Reporting regularly on issues of concern including: <ul style="list-style-type: none"> ➤ waste management ➤ parking ➤ illegal dumping of waste 	<ul style="list-style-type: none"> • Environmental Health & Trading Standards / Waste Management • Planning & Transportation • Environmental Health & Trading Standards /Waste Management 	<ul style="list-style-type: none"> • Stobswell Forum • Leisure & Communities - Regeneration • Maryfield Partnership 	<ul style="list-style-type: none"> • Establish group - December 2008 • Ongoing
Neighbourhood Promotion	<ul style="list-style-type: none"> • Website development 	<ul style="list-style-type: none"> • Stobswell Forum • Leisure & Communities 	<ul style="list-style-type: none"> • Planning and Transportation 	<ul style="list-style-type: none"> • 2009