

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 AUGUST 2015

REPORT ON: HIGH STREET, LOCHEE (VARIATION OF WAITING RESTRICTIONS) ORDER 2015

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 263-2015

ITEM No ...7.....

1 PURPOSE OF REPORT

- 1.1 This report considers a request for alterations to waiting restrictions required in the High Street, Lochee area following extensive regeneration works and ongoing discussions with local traders.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approve the preparation of a Traffic Regulation Variation Order to affect the changes to the waiting restrictions in the relevant Traffic Regulation Order for Dundee.

3 FINANCIAL IMPLICATIONS

- 3.1 It is proposed that the total cost of implementing these proposals estimated at £3000 to be met from within the City Development Car Park Trading Account. An additional £1,000 is required in annual maintenance costs for signing and lining and this will also be met from within the City Development Department's Car Park Trading Account.

4 BACKGROUND

- 4.1 The main plans with the proposals can be accessed online at the weblink: <http://www.dundee.gov.uk/citydevelopment/trafficorders>. A paper copy can also be made available on request from the Head of Transportation.

Dundee City Council (North-Western Area, Dundee) (Waiting and Loading Restrictions) Order 2010

Aimer Square/Bank Street/High Street - Lochee Ward

As a result of the redevelopment of Lochee town centre, it is necessary to provide alterations to the parking arrangements to better service local businesses and allow a suitable turnover of visitors.

a Dundee City Council (Taxi Rank Clearways) Order 2007

Aimer Square/Bank Street/High Street - Lochee Ward

Following discussions with the taxi trade, it has been agreed that the proposed alterations are best suited for a turnover of trade while also being positioned centrally for maximum visibility in and close to the transportation hub.

b Dundee City Council (Bus Stops) (Clearways) Order 1999

Bank Street/High Street - Lochee Ward

In order to service Lochee, it is necessary to provide public service buses into Bank Street at the transportation hub and onto High Street in both north and south directions.

c Dundee City Council (Disabled Persons Parking Places) (On Street) Order 2011

High Street - Lochee Ward

Minor changes are required for High Street as the on-street provision was already at a very good level. However, these have also been previously supplemented with the additional off-street provision within Bank Street Car Park.

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, the Executive Director of Corporate Services, Head of Democratic and Legal Services and Police Scotland have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 There are no background papers of relevance to this report.

Mike Galloway
Executive Director of City Development

Neil Gellatly
Head of Transportation

NHG/SS/KM

25 June 2015

Dundee City Council
Dundee House
Dundee

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 AUGUST 2015
REPORT ON: WESTERN GATEWAY, DUNDEE (20MPH ZONE) ORDER 2015
REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 258-2015

ITEM No ...8.....

1 PURPOSE OF REPORT

- 1.1 This report considers the necessity to introduce a 20mph zone for all lengths of road to be constructed as part of the Western Gateway Development.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approve the preparation of the necessary Traffic Regulation Order to introduce a 20 mph zone on all lengths of carriageway contained within the residential development known as Western Gateway.

3 FINANCIAL IMPLICATIONS

- 3.1 The costs of preparing the Order will be met by the developer.

4 BACKGROUND

- 4.1 As part of the Western Gateway Development it is seen as necessary that vehicle speeds are kept to a minimum to promote road safety.
- 4.2 The main plans with the proposals can be accessed online at weblink: <http://www.dundee.gov.uk/citydevelopment/trafficorders/>. A paper copy can also be made available on request from the Head of Transportation.

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, the Executive Director of Corporate Services, Head of Democratic and Legal Services and Police Scotland have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 There are no background papers of relevance to this report.

Mike Galloway
Executive Director of City Development

Neil Gellatly
Head of Transportation

NHG/SS/KM

17 June 2015

Dundee City Council
Dundee House, Dundee

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 AUGUST 2015

REPORT ON: WHITFIELD DRIVE, DUNDEE (STOPPING UP OF ROADS AND FOOTPATHS) ORDER 2015

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 262-2015

ITEM No ...9.....

1 PURPOSE OF REPORT

- 1.1 This report considers the necessity to stop-up and remove from the list of public roads various lengths of roads and footpaths within the Whitfield Drive area of Dundee utilising the powers of the Roads (Scotland) Act 1984.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approve the preparation of a Stopping-Up Order to stop-up and remove from the List of Public Roads lengths of roads and footpaths in the Whitfield Drive area of Dundee.

3 FINANCIAL IMPLICATIONS

- 3.1 The costs of preparing the Order will be met from Revenue.

4 BACKGROUND

- 4.1 Following the future demolition of several retail units in Whitfield, Dundee the remaining lengths of roads, footways and footpaths will no longer serve any these units and as such will become unnecessary. In order for any future development to take place, it would be necessary to remove these lengths.
- 4.2 The main plans with the proposals can be accessed online at the weblink: <http://www.dundee.gov.uk/citydevelopment/trafficorders/>. A paper copy can also be made available on request from the Head of Transportation.

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, the Executive Director of Corporate Services, Head of Democratic and Legal Services and Police Scotland have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 There are no background papers of relevance to this report.

Mike Galloway
Executive Director of City Development

Neil Gellatly
Head of Transportation

NHG/SS

14 August 2015

Dundee City Council
Dundee House, Dundee

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 AUGUST 2015
REPORT ON: HARESTANE ROAD AREA, DUNDEE (20MPH ZONE) ORDER 2015
REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 266-2015

ITEM No ...10.....

1 PURPOSE OF REPORT

- 1.1 This report considers the necessity to introduce a 20 mph zone in an area surrounding the replacement Baldrigon Academy and Sidlaw View schools in the Harestane Road area of Dundee .
- 1.2 This report also considers the requirement to introduce lengths of School Keep Clear restrictions in areas where there has been an identified risk to pupils and pedestrians by parked vehicles.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee is asked to approve the preparation of the necessary Traffic Regulation Order to introduce a 20 mph zone around the replacement schools. The existing flashing 20 mph zone which is currently operational on a part-time basis will be replaced by this new restriction.
- 2.2 The Committee is also asked to approve the preparation of the necessary Traffic Regulation Order to introduce lengths of School Keep Clear restrictions on Harestane Road.
- 2.3 It is recommended that Committee approve the request to remove lengths of School Keep Clear restrictions on Helmsdale Place as they will no longer be required.

3 FINANCIAL IMPLICATIONS

- 3.1 The costs of preparing the Order will be met from Capital – Strathmartine Campus Secondary Element.

4 BACKGROUND

- 4.1 As part of the redevelopment of two schools in the area, it is seen as necessary to introduce safety measures to control vehicular speeds and parking close to promote safety in the area and encourage active travel.
- 4.2 It should be noted that an existing School Keep Clear restriction is currently in place on Burn Street and will remain after the development has been completed. The existing restrictions on Helmsdale Place should be removed as they will no longer be required.
- 4.3 The main plans with the proposals can be accessed online at weblink: <http://www.dundee.gov.uk/citydevelopment/trafficorders/> A paper copy can also be made available on request from the Head of Transportation.

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 policy implications.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Executive Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 None

Mike Galloway
Executive Director of City Development

Neil Gellatly
Head of Transportation

NG/SS/EC

14 August 2015

Dundee City Council
Dundee House
Dundee

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 AUGUST 2015

REPORT ON: STATUTORY UNDERTAKERS REINSTATEMENT PERFORMANCE IN DUNDEE – 2014/2015

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 257-2015

ITEM No ...11.....

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to:
- a provide a summary of the performance of Statutory Undertakers operating in Dundee during 2014/2015 based on inspections under the New Roads and Street Works Act 1991 (NRSWA); and
 - b update the Committee on the status of the Transport (Scotland) Act 2005, Part 2 - Road Works.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a note the performance of Statutory Undertakers reinstatements in Dundee based on the visual sample inspection regime and the local coring results for the last year;
 - b approves the continuation of the annual local coring programme and participation in the biannual national coring programme; and
 - c notes the status of the Transport (Scotland) Act 2005, Part 2 - Road Works, different parts of which came into force on 1 April 2008 and 1 October 2008.

3 FINANCIAL IMPLICATIONS

- 3.1 Statutory Undertakers are responsible for carrying out their own reinstatements. They are charged the prescribed national fee of £36 for each visual sample inspection up to the prescribed chargeable level of 30% of an estimated annual workload. For coring purposes, Statutory Undertakers are charged for the actual cost of any failed cores plus a standard administration fee of £72. For failed reinstatements, discovered after sample or routine inspections or after coring, Statutory Undertakers are also charged for up to 3 further inspections of their remedial works at £36 each.
- 3.2 Implementation of the Transport (Scotland) Act 2005, Part 2 - Road Works (in particular Fixed Penalty Notices). This is ongoing with costs being recovered from income generated by the Fixed Penalty Notices or within existing staff costs.

4 BACKGROUND

- 4.1 There are 3 types of inspections carried out by the Roads Authority that are randomly selected from a sample of Statutory Undertakers' roadworks by:
- a Visual Sample Inspections - at 3 different stages ie during the works, after reinstatement and before the end of the 2 year guarantee period (or 3 years for trenches over 1.5 metres deep);

- b Local Coring Programme - a physical core is taken through the bituminous layers (blacktop materials only) and the core can then be measured and assessed; and
 - c National Coring Programme - a biannual programme, by all Roads Authorities in Scotland, co-ordinated by the Roads Authorities and Utilities Committee (Scotland) - RAUC(S).
- 4.2 From the 3 separate methods, engineering staff identify problems and determine what they think is happening locally and compare it with previous results and national practices.
- 4.3 Full results are shown in Appendices 1, 2 and 3. The findings are summarised in Sections 5 to 8 below.
- 5 STATUTORY UNDERTAKERS REINSTATEMENT PERFORMANCE - BASED ON VISUAL SAMPLE INSPECTION REGIME (SEE APPENDIX 1)**
- 5.1 As in previous years, although the minimum required standard of performance of 90%, based on the random sample inspection regime, was achieved by all Statutory Undertakers (98% average achieved last year), it has been found that this regime alone does not accurately reflect the quality of reinstatements. Some of the reasons for this are that the sample inspections are visual, the majority of works are not witnessed by the Roads Authority due to the sample size being limited (30% of an estimated annual workload), Statutory Undertakers' contractors may only be on site for relatively short periods and sometimes work outwith normal office hours.
- 5.2 It is therefore only after coring the bituminous materials that the depth of layers, degree of compaction and type of materials used can be accurately assessed against the NRSWA Reinstatement Specification. Dundee City Council is continuing to participate in the biannual National Coring Programme detailed below. However, it should be noted that, as coring does not reveal what is below the bituminous layers, any defects in sub-base materials or its compaction will be rectified by Statutory Undertakers if reported within the guarantee period.
- 6 STATUTORY UNDERTAKERS REINSTATEMENT PERFORMANCE - BASED ON LOCAL CORING PROGRAMME (SEE APPENDIX 2)**
- 6.1 Due to reduced number of reinstatements, the local coring programme was suspended in 2012 to ensure the Bi-annual National Coring Programme had sufficient numbers of reinstatements to proceed. The Local Coring Programme resumed in 2014, with the results included in this report.
- 7 PROGRESS OF STATUTORY UNDERTAKERS SINCE THE ISSUE OF IMPROVEMENT NOTICES**
- 7.1 Since the issue of Improvement Notices by Dundee City Council on 25 June 2001 Statutory Undertakers have shown marked improvements in the quality of reinstatements in the city although there is still room for more improvement. The City Development Department as the Local Roads Authority will, however, continue to monitor them as vigorously as possible and meet them individually on specific issues as and when required.
- 7.2 Quarterly Co-ordination meetings ie Dundee RAUC, will continue to be held with all Statutory Undertakers (together with representatives from other sections of City Development Department, BEAR Scotland Limited and Police Scotland) to discuss their planned major roadworks, to co-ordinate these with the Council's own planned roadworks and to monitor their performance.
- 7.3 Meetings and discussions are also ongoing with utility companies to ensure that lessons are continuing to be learned and improvement plans are monitored and implemented effectively.

8 TRANSPORT (SCOTLAND) ACT 2005

- 8.1 The Transport (Scotland) Act 2005 received Royal Assent on 5 August 2005. The Act has 4 parts:
- a Part 1 - Regional Transport (related to Regional Transport Partnerships);
 - b Part 2 - Road Works (see below);
 - c Part 3 - Miscellaneous (related to public transport); and
 - d Part 4 - General (related to secondary legislation).
- 8.2 Part 2 of the Act "Road Works" amends some sections of the New Roads and Street Works Act 1991 and Roads (Scotland) Act 1984, aiming to improve the quality and co-ordination of road works across Scotland by:
- a establishing a Scottish Road Works Commissioner to monitor the quality of roadworks carried out on all roads (including trunk roads) by Roads Authorities and Statutory Undertakers. Also to drive and promote improvements and impose penalties for persistently poor performances by Statutory Undertakers as well as Roads Authorities for various notification and registration offences. Mrs Elspeth King, who was appointed in January 2013 as the Scottish Roadworks Commissioner, resigned on 5 June 2015. Mr Colin Broadwood (Head of Operations) will run the Commissioners Office until a successor is appointed;
 - b improving the co-ordination of road works by making the Scottish Road Works Register (SRWR) a Statutory requirement, placing more stringent duties on both Statutory Undertakers and Roads Authorities to co-operate, co-ordinate, plan their roadworks and notify/register roadworks information timeously in the SRWR;
 - c introducing, during 2011/2012, new provisions in special cases on resurfacing parts of roads next to their tracks by Statutory Undertakers; and
 - d giving new powers to local Roads Authorities to issue fixed penalty notices for a limited number of notification and registration offences (see Appendix 3 for details).
- 8.3 To implement the provisions of Part 2 of the Act, new Regulations and Codes of Practice such as "Co-ordination of Road Works and Works for Road Purposes" and the "Penalties Code of Practice" came into force on 1 April and 1 October 2008 respectively.
- 8.4 The fixed penalties regime was introduced in Dundee during 2011, following the approval on 6 October 2010 by Personnel to appoint a new fixed term member of staff to assist with the implementation of FPNs. As a result of improving performance by the Statutory Undertakers, the post, which was to be self financing from the income generated by the FPNs, has not been renewed.

9 POLICY IMPLICATIONS

- 9.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. The major issues identified are:

a Sustainability

The principle of first time, high quality reinstatement of road material by Statutory Undertakers accords with the Council's sustainability policy, in particular "Energy and Water", "Built Environment" and "Minimising and Remediating Pollution".

b Strategic Environmental Assessment

There are no implications relating to this report.

c Anti-Poverty

There are no implications relating to this report.

d Equality Impact Assessment

There are no implications relating to this report.

e Risk Management

The monitoring and maintenance of road reinstatement procedures by Statutory Undertakers ensures that the road network is protected and the need reduced for early maintenance by Dundee City Council after satisfactory completion of the guarantee period of reinstatements.

10 CONSULTATIONS

- 10.1 The Chief Executive, the Executive Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

11 BACKGROUND PAPERS

- 11.1 There are no background papers of relevance to this report.

Mike Galloway
Executive Director of City Development

Neil Gellatly
Head of Transportation

NHG/ADB/KM

22 June 2015

Dundee City Council
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Dundee

APPENDIX 1**SAMPLE INSPECTION RESULTS (VISUAL) OF STATUTORY UNDERTAKERS REINSTATEMENTS IN DUNDEE**

Appendix 1 shows the results of the visual random sample inspections of each Statutory Undertaker's roadworks in Dundee, together with annual figures from previous years for comparison.

Statutory Undertaker	Sample Inspection 2014/2015		
	Agreed Units of Inspections (estimated annual workload)	No of Passes/Total No of Inspections	Pass Rate
Openreach (BT)	216	62/66	94%
Cable & Wireless/Thus	Minimal Works	-	-
Scottish Water	480	141/144	98%
Scottish & Southern Energy	339	102/102	100%
Virgin Media (ex Telewest)	257	76/78	97%
Scotland Gas Networks	565	171/171	100%
Average Pass Rate			98%

Note

The number of sample inspections carried out annually is 30%, ie 10% of the Agreed Units of Inspections (based on estimated annual workload) at each of three different stages, eg for BT, $3 \times 10\% \times 216 = 66$ inspections.

Statutory Undertaker	Annual Sample Inspection Pass Rate (%)							
	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2014/15
Openreach (BT)	90	93	100	95	97	96	94	94
Cable & Wireless/Thus (Minimal Works)	-	-	-	-	-	-	-	-
Scottish Water	97	98	96	99	100	99	100	99
Scottish & Southern Energy	99	99	97	98	100	100	100	100
Virgin Media (ex Telewest)	95	98	98	93	97	100	98	97
Scotland Gas Networks	99	99	99	99	100	99	99	100
Average Pass Rate (%)	97	98	98	98	99	99	98	98

APPENDIX 2 – LOCAL CORING PROGRAMME 2014

Appendix 2 shows the results of the National Coring Programme in the Tayforth RAUC area during last year with figures from previous five years for comparison. All cores were selected randomly (5% of estimated annual workload) from permanent reinstatements in carriageways and footways completed between April 2014 and March 2015.

Statutory Undertaker	Core Description	Core No	Pass No		Fail						
					Com-paction	Layers	Material	Bond	Others	TOTAL	
										No	%
Openreach (BT)	Randomly Selected	6	5	83	0	1	0	0	0	1	17
Scottish Water	Randomly Selected	13	11	85	2	0	0	0	0	2	15
Scottish & Southern Energy	Randomly Selected	8	6	75	1	1	0	0	0	2	25
Virgin Media (ex Telewest)	Randomly Selected	7	6	86	0	1	0	0	0	1	14
Scotland Gas Networks	Randomly Selected	15	15	100	0	0	0	0	0	0	0
TOTAL 2014	Randomly Selected	49	43	88	3	3	0	0	0	6	12

Notes

Pass = Reinstatement in compliance with NRSWA Reinstatement Specification

Fail = Outwith NRSWA Reinstatement Specification, requiring replacement of bituminous layers and a further two year guarantee period. In previous years, cores that failed were recorded in categories of "Fail/Monitor" and "Fail/Replace". Cores recorded as "Fail/Monitor" were still fails. Both sides agreed, for the 2010/2011 programme there would be no "Fail/Monitor" results. It had previously been agreed these cores be monitored over a two year period and would not be replaced immediately (unless necessary due to rapid deterioration or other unforeseen circumstances). In the above table "Fail/Monitor" and "Fail/Replace" have been grouped together and recorded as fail.

APPENDIX 3

Transport (Scotland) Act 2005, amending the New Roads and Street Works Act 1981, introduced the following Fixed Penalties for only certain notification and registration offences applicable from 1 October 2008. The fixed penalties are £120 if paid within 36 calendar days but discounted at £80 if paid within 29 calendar days.

Schedule 6A to the New Roads and Street Works Act 1991

Fixed Penalty Offences (applicable to Statutory Undertakers)

Imposition by the Roads Authority

Offence	Brief Description
An offence under Section 113(5)	Failure to comply with duties under Section 113 (advance notice of certain works etc).
An offence under Section 114(5)	Beginning to execute works in contravention of Section 114 (notice of starting date).
An offence under Section 116(4)	Failure to give notice in accordance with Section 116 (notice of emergency works).
An offence under Section 129(6) consisting of a failure to comply with sub-section (3) or (4)	Failure to comply with requirements to give notice of completion of reinstatement.

Schedule 8A to the Roads (Scotland) Act 1984

Fixed Penalty Offences (applicable to persons other than Statutory Undertakers)

Imposition by the Roads Authority

Offence	Brief Description
An offence under Section 58(1)	Deposit of building materials in or erection of scaffolding over road without or other than in accordance with permission.
An offence under Section 85(3) as read with (4)	Deposit of builder's skip on road without permission of roads authority. Failure of owner of skip or other person to ensure conditions of permission are complied with.

Section 119A of the New Roads and Street Works Act 1991

The imposition of penalties by the Scottish Road Works Commissioner is applicable to Roads Authorities as well as Statutory Undertakers who are regularly and continually failing in their respective duties to co-ordinate and co-operate, eg notification/registration of Council's own roadworks on the Scottish Road Works Register system. It is not intended that a one off failure in duty, would lead to the imposition of a penalty by the Commissioner. The level of this penalty is to be determined by the Commissioner but the Regulations have provided that this cannot exceed a maximum of £50,000.

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 AUGUST 2015
REPORT ON: WHITFIELD PLANNING FRAMEWORK
REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 268-2015

ITEM No ...12.....

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to inform Committee of progress with implementation of regeneration proposals in Whitfield and to approve the updated Whitfield Planning Framework.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee
- a note the progress that has been made with the implementation of regeneration proposals in Whitfield;
 - b approve the updates to the Whitfield Planning Framework 2015; and
 - c agree to the updated Whitfield Planning Framework as non-statutory guidance for future development within the Whitfield area.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising as a result of this report.

4 BACKGROUND

- 4.1 Reference is made to Article IV of the Minute of Meeting of City Development Committee of 8 March 2010, Report No 85-2010 where amendments to the Whitfield Planning Framework were approved.
- 4.2 Since the approval of the original framework a number of key projects have been implemented to enable the ongoing regeneration of the area, including the completion of the spine road (Lothian Crescent) to enable better connectivity through the area. A new community hub has been created within Whitfield with the completion of a new 3-stream school, Ballumbie Primary School and the Crescent Life Services Building providing a mix of facilities including a GP surgery, social work, library and café as well as retail. Further details of these projects can be found in Appendix 1.
- 4.3 In recognition of the high quality contribution the Crescent Life Services Building makes to the community, it has received a number of prestigious awards including: COSLA's 2014 Award for Delivering Excellence, Dundee Civic Trust Award 2014, Scottish Public Services Awards 2014 for Public Service Reform and Scottish Awards for Quality in Planning 2014 for Delivering in Partnership.
- 4.4 A number of private and social housing developments have been approved and are either completed, on site or have recently received planning permission. There has been a high level of interest in the new housing coming forward. Site Planning Briefs have been prepared for various housing sites allocated within the adopted Dundee Local Development Plan 2014 with further briefs currently being prepared for more of the allocated sites within Whitfield. Further details of the housing developments and briefs can be found in Appendix 1.

- 4.5 Progress is also being made on other proposals which will enhance and support the regeneration of the area. These include:
- a Whitfield Green - where the Whitfield Development Group has secured Big Lottery grant funding for environmental improvement works at Whitfield Green including the provision of play equipment, exercise machines, seating as well as landscaping works. The works commenced in June 2015; and
 - b Whitfield Avenue - the Council has secured funding through the Vacant and Derelict Land Fund for environmental improvements to a post-demolition site at Whitfield Avenue including tree planting, seating and play equipment. Consultation has been carried out with local residents on the final design and works are programmed to start in October 2015.

5 PROPOSED UPDATES TO THE WHITFIELD FRAMEWORK

- 5.1 The Framework has been updated to reflect the progress made on the various infrastructure projects set out above including progress on the development of housing sites.
- 5.2 The original concept diagram of the Framework has been replaced with a series of masterplan diagrams showing the various elements that make up the regeneration vision for the area including; housing; roads, greenspace, SUDS and community facilities. Further details on each of these masterplan diagrams can be found in Appendix 2. This approach enables the framework to be easily updated annually as development progresses.
- 5.3 In addition to the Whitfield Planning Framework, two further supplementary documents on SUDS and Green Infrastructure are being prepared to provide details on two important aspects identified within the Framework. These documents will be provided as developer guidance to inform proposals in order to help meet the requirements of the Framework. Further details on the proposed content of these documents can be found in Appendix 3.
- 5.4 The Whitfield Planning Framework has been approved in the past as a material planning consideration to guide decisions on planning applications. The Framework has been updated to reflect progress on the regeneration proposals and will continue to be considered as a material consideration in the determination of future applications within the area.
- 5.5 In summary the Whitfield Planning Framework has been updated to reflect the following:
- a progress of infrastructure and housing projects since the approval of the Framework 2010;
 - b replacement of the original concept diagram with a series of masterplans to provide detail on the key elements of regeneration within the area; and
 - c the provision of two supplementary documents on SUDs and Green Infrastructure to provide developers with detailed guidance in order to fulfil the requirements of the framework.
- 5.6 The updated Whitfield Planning Framework can be found at the following link:
- www.dundeecity.gov.uk/citydevelopment/whitfieldregeneration

6 POLICY IMPLICATIONS

- 6.1 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.

7 CONSULTATIONS

- 7.1 The Chief Executive, the Executive Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 There are no background papers of relevance to this report.

Mike Galloway
Executive Director of City Development

Gregor Hamilton
Head of Planning & Economic Development

GH/JR/KM

21 July 2015

Dundee City Council
Dundee House
Dundee

APPENDIX 1 - UPDATE ON INFRASTRUCTURE AND HOUSING DEVELOPMENT

In accordance with the approved Framework, the following infrastructure projects and housing development sites have made progress:

- the central spine road, Lothian Crescent, was completed in 2011;
- the replacement primary school, Ballumbie Primary, was completed in 2011;
- The Crescent Life Services Building which includes retail and community space was completed and opened in 2014. The building has subsequently won a number of prestigious awards;
- Angus Housing Association received planning permission (13/00611/FULL) for 24 houses and 8 flats at Ormiston Crescent;
- Merchant Homes/Homes for Scotland received planning permission (14/00086/FULL) for 49 units on the western side of Site H22 at Summerfield Avenue. Merchant Homes have recently submitted a planning application (15/00442/FULL) for Phase 2 on this site for 12 dwellings which at the time of writing this report is pending consideration;
- Invertay Homes received planning permission (15/00120/FULL) for 30 houses on Site H01 at Whitfield Terrace/Whitfield Loan;
- planning application submitted for Aberlady Crescent currently pending consideration. Application is Phase 1 for 26 houses as part of a four phase masterplan; and
- in 2009 site planning briefs for Lothian Crescent and Aberlady Crescent were prepared and approved by the Council and in 2011 for Summerfield North and Haddington East.

APPENDIX 2 – MAIN UPDATES TO THE MASTERPLAN

- Housing sites – shows those sites that have received approval, number of units and tenure as well as designated housing sites for future development.
- Roads and Paths Hierarchy – shows the existing road network including the new spine road and the hierarchy of roads within the area. Seeks to encourage good connectivity and permeability through the area and is a key consideration for future development.
- Greenspace and Trees – shows the existing and proposed network of greenspace and trees throughout the area and the need for their integration, retention and improvement as development comes forward.
- Sustainable Urban Drainage Systems – shows the required SUDs for each housing site and is a key tool in pre-application discussion to ensure SUDS is a key consideration in the design and layout of housing development.
- Community Buildings – shows the existing community buildings within the area and should be considered alongside the roads and path network to ensure connectivity to key facilities and services.

APPENDIX 3 – WHITFIELD PLANNING FRAMEWORK – SUPPLEMENTARY ADVICE

- SUDS Guidance – a document is being prepared by City Development between Planning Officers and Engineers to provide developers with clear guidance on the expectations of the level and design of SUDs within developments within the area. The aim of the guidance is to have an integrated approach to SUDs within the area that connects with the established SUDs infrastructure that was implemented by the Council within the area.
- Green Infrastructure – a document which recognises the opportunity to provide an integrated approach to green infrastructure to establish a green network throughout the area between existing and new areas of green space and linkages between them. This document will sit in line with the current non-statutory planning city-wide guidance being prepared by the Council on Green Networks. The implementation of this guidance seeks to not only improve the environment visually but to contribute to active travel and improve the health and well being of current and future residents within Whitfield.

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 AUGUST 2015

REPORT ON: PUBLIC CONSULTATION – DRAFT LAW TERRACES AND CRESCENTS CONSERVATION AREA APPRAISAL

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 269-2015

ITEM No ...13.....

1 PURPOSE OF REPORT

- 1.1 The purpose of the Report is to seek Committee approval to consult on the Draft Law Terraces and Crescents Conservation Area Appraisals.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approves the proposed Draft Law Terraces and Crescents Conservation Area Appraisals and remits the Executive Director of City Development to consult with the local community and interested parties, reporting back with the results of the consultation process.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications for the Council in terms of this report.

4 BACKGROUND

- 4.1 The definition of a Conservation Area is contained within Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as, “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The Act makes provision for the designation of Conservation Areas and planning authorities are required to determine which parts of their locale merits conservation area status. Dundee currently has 17 Conservation Areas, all of which have their own distinct character.
- 4.2 In a Conservation Area it is the buildings and the spaces between them that are of architectural or historic interest, contributing along with a number of factors to the individual character of the entire area. The purpose of a Conservation Area is to ensure that new development/alterations will not have a negative impact on the existing character of the area.
- 4.3 A Conservation Area is dynamic and constantly evolving and therefore it is essential to review and analyse its character. The purpose of a Conservation Area Appraisal is to define what is important about the area's character and appearance in order to identify its important characteristics and special features.
- 4.4 The Law Terrace Conservation Area was designated on the 8 July 1991 and the Crescents Conservation Area was firstly designated on the 10 October 1983. Both currently have Article 4 Directions in place to limit permitted development rights.
- 4.5 The Law Terraces Conservation Area sits on the southern slope of The Law. The area is characterised by long rows of large 2 – 2½ storey stone buildings, south facing, enclosed by high stone boundary walls or lower walls with hedging and/or railings. Many roads within the Conservation Area are narrow and the boundary walls create a sense of enclosure.
- 4.6 The Crescents Conservation Area nestles on the steep slopes of The Law, adjacent to the Law Terraces Conservation Area. It is situated on a south facing slope with excellent views towards the River Tay. It comprises of two elliptical crescents - Constitution Terrace/Union

Terrace and Prospect Place/Laurel Bank, and Dudhope Place, leading off Constitution Road. The area contains mainly traditional sandstone properties.

- 4.7 A single boundary amendment is proposed within the Law Terraces Conservation Area. The amendment is to rectify a discrepancy where a more modern property's curtilage and driveway are presently within the Conservation Area boundary but not the property itself. This is largely because the house was originally built within the private garden ground of an older property. It is therefore proposed to move the boundary designation so that it follows the curtilage of the older properties. This has been further detailed with the Appraisal document.
- 4.8 On review the Crescents Conservation Area Appraisal has not identified a requirement to alter the existing boundary.
- 4.9 Following public consultation on the Draft Conservation Area Appraisals, including the proposed boundary extension, a further report will be submitted to the City Development Committee seeking approval.
- 4.10 The Conservation Area Appraisals can be viewed on the following weblinks.

Law Terraces Conservation Area Appraisal

<https://www.dundee.gov.uk/publication/law-terraces-ca-appraisal-2015>

The Crescents Conservation Area Appraisal

<https://www.dundee.gov.uk/publication/crescents-ca-appraisal-jul-2015>

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, the Executive Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 Scottish Government - Scottish Planning Policy (SPP) 2014.
- 7.2 Historic Scotland – Scottish Historic Environment Policy – December 2011.
- 7.3 Scottish Government - Conservation Area Management PAN 71 2004.

Mike Galloway
Executive Director of City Development

Gregor Hamilton
Head of Planning and Economic Development

GH/GK/KM

27 July 2015

Dundee City Council
Dundee House, Dundee

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 AUGUST 2015
REPORT ON: SCAPE FRAMEWORK
REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 275-2015

ITEM No ...14.....

1 PURPOSE OF REPORT

- 1.1 This report updates the Committee as to the benefits of using the Scape Framework for procuring the construction of capital projects and seeks authority to procure the construction of the Coldside School, Community and NHS Project through the Scape Framework.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a notes the benefits of using the Scape Framework to procure capital projects and in particular utilising the Scape Framework enables Robertson Construction to require all sub-contractors to pay the Living Wage as a minimum to all employees; and
 - b approves the procurement of the construction of the Coldside School, Community and NHS Project through the Scape Framework.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications resulting from this report.

4 BACKGROUND

- 4.1 Reference is made to Article VII of the meeting of the City Development Committee of 24 February 2014 when the Committee agreed to procure the construction of the new Sidlaw View Primary School and Jessie Porter Nursery School through the Scape Framework.
- 4.2 Reference is also made to Article III of the meeting of the City Development Committee of 23 February 2015 when the Committee agreed to procure the construction of the new Menzieshill Primary and Nursery Schools and Menzieshill Community/NHS Facility through the Scape Framework.
- 4.3 Reference is further made to Article V of the meeting of the City Development Committee of 22 June 2015 when the Committee considered Report No 218-2015 describing the procurement and tendering process utilised for the replacement of Sidlaw View Primary School and Jessie Porter Nursery School including the Community Benefits achieved in practice through the Scape Framework.
- 4.4 Members will recall that the benefits of using the Scape Framework include:
- a use of in-house and external design teams;
 - b utilises Robertson Construction's expertise from early in the design process, assisting with cost certainty and value for money;
 - c open book tendering;
 - d contractually required to achieve high use of local sub-contractors; and

e contractually required to deliver additional community benefits.

- 4.5 In practice the design teams have integrated well with the Robertson pre-construction staff to produce well balanced designs using the topography of the sites. Robertson staff have also contributed invaluable early stage input to the design process, along with cost checks at critical points to assist with informing further design of elements and ensuring projects stay within the Council cost parameters.
- 4.6 For Sidlaw View Primary School and Jessie Porter Nursery School an open book tender process was used with 59 individual work packages issued to 195 potential sub-contractors and suppliers. Both the Robertson and Council staff involved agree that this approach gave the Council the opportunity to obtain the most competitive prices available in the current market.
- 4.7 Under the Scape Framework, Robertson must achieve a number of Key Performance Indicators, in particular relating to the use of local sub-contractors and suppliers.
- 4.8 Through the tendering exercise for Sidlaw View Primary School & Jessie Porter Nursery School the following Community Benefits were achieved.

Community Benefit Area	Target	Source
Supplier Development		
Percentage of Spend (allocated locally)		
Contract Spend within 10 miles	20%	Scape
Contract Spend within 20 miles	40%	Scape
Contract Spend within 40 miles	75%	Scape
Supplier Development Events	2	DCC
Employment and Skills		
Local Labour Monitoring	Monitor Only	DCC
New Start Employment Opportunities	2	DCC
Apprentices (Project Initiated)	3	DCC
Work Experience (School and Post School)	9	DCC
Awareness Raising/Curriculum Support Events	5	DCC

- 4.9 Additional community benefits targets have also been agreed with the Council and these include supplier development, employment and skills activities, community awareness activity and workforce skills development. Robertson Construction are in regular contact with the Council's Community Benefits Policy Officer to monitor the achievement of these targets.
- 4.10 Dundee City Council has fulfilled its procurement obligations by accessing the OJEU advertised Scape Framework. It has been clarified that the structure of the Scape Framework enables Robertson Construction when they are tendering work packages to require that sub-contractors (and the sub-contractors' sub-contractors') pay the Living Wage as a minimum to all employees. This requirement can also be retrospectively applied to the Sidlaw View contract which was approved by Committee on 22 June 2015, with additional costs being met from the Council's contingency provision.
- 4.11 The Council's experience to date is that the Scape Framework procurement route offers the Council a number of advantages including competitive tender prices, utilising the lead contractor expertise from an early stage and maximising the local supply chains opportunity to

be involved with Council projects. The continued use of the Scape Framework in appropriate projects will allow the lessons learned on the lead projects to benefit future projects thus achieving economic design and construction solutions for the Council. Consequently the Committee's approval is sought to procure the construction of the Coldside School, Community and NHS Project through the Scape Framework.

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, the Executive Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 There are no background papers of relevance to this report.

Mike Galloway
Executive Director of City Development

Rob Pedersen
City Architect

RP/NM/KM

3 August 2015

Dundee City Council
Dundee House
Dundee

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 AUGUST 2015

REPORT ON: TENDERS RECEIVED BY CITY ARCHITECT

REPORT BY: CITY ARCHITECT

REPORT NO: 287-2015

ITEM No ...15.....

1 PURPOSE OF REPORT

- 1.1 This report details tenders received and requests a decision on acceptance thereof.

2 RECOMMENDATION

- 2.1 Approval is recommended of (1) the acceptance of the tenders submitted by the undernoted contractors and (2) the undernoted total amount, including allowances, for each project.

Project Reference Project Description	Contractor	Tender Amount	Fees & Other Costs	Total Amount
14-036 – Wellgate Day Centre – Boiler Replacement	Environment Department (Construction Services)	£94,027.37	£108,414.37	£108,415.00
15-7239 – Craigie High School – Window Replacement	Environment Department (Construction Services)	£54,560.00	£65,744.00	£65,744.00

3 FINANCIAL IMPLICATIONS

- 3.1 The Executive Director of Corporate Services has confirmed that funding for the above project is available as detailed on the attached sheet.

4 POLICY IMPLICATIONS

- 4.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. Any issues are detailed on the attached sheets.

5 CONSULTATIONS

- 5.1 The Chief Executive, the Executive Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

6 BACKGROUND PAPERS

- 6.1 None.

7 FURTHER INFORMATION

- 7.1 Detailed information relating to the above Tenders is included on the attached sheet. The construction works in this report have been procured using the general guidance contained in the following documents approved by the Council:
- a Report: 148-2003 - Partnering Guidelines for Construction Projects;
 - b Report: 356-2009 - Construction Procurement Policy; and
 - c Standing Orders - Tender Procedures of the Council.

Mike Galloway
Executive Director of City Development
RP/AM/KM

Rob Pedersen
City Architect

30 July 2015

CLIENT	CITY DEVELOPMENT	CITY DEVELOPMENT
PROJECT NUMBER PROJECT PROJECT INFORMATION	14-036 Wellgate Day Centre – Boiler Replacement The works comprise of the renewal of the existing boiler, pipework, fittings, control system, wiring and associated builders work.	15-7239 Craigie High School – Window Replacement The works comprise of the renewal of windows to 6 ground and first floor classrooms within the Social Sciences and English block.
ESTIMATED COMPLETION DATE	December 2015	October 2015
TOTAL COST	Several Works Allowances Total £94,027.37 £14,387.00 £108,414.37	Several Works Allowances Total £54,560.00 £11,184.00 £65,744.00
FUNDING SOURCE	Capital – Heating and Ventilation Systems	Capital – Window Replacement
BUDGET PROVISION & PHASING	2015/2016 £108,415.00	2015/2016 £65,744.00
ADDITIONAL FUNDING	None	None
REVENUE IMPLICATIONS	None	None
POLICY IMPLICATIONS	None	None
TENDERS	Negotiated contract: <u>Tenderers</u> Environment Department (Construction Services) <u>Tender</u> £94,027.37	Negotiated contract: <u>Tenderers</u> Environment Department (Construction Services) <u>Tender</u> £54,560.00
RECOMMENDATION	Acceptance of offer.	Acceptance of offer.
ALLOWANCES	Professional Services Total £14,387.00 £14,387.00	Contingencies Professional Fees £8,184.00 £3,000.00 £11,184.00
SUB-CONTRACTORS	None	None
BACKGROUND PAPERS	None	None

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OF PART 1 OF SCHEDULE 7A OF THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973**

ITEM No ...17.....

CONFIDENTIAL

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 AUGUST 2015

REPORT ON: COMMERCIAL LEASES AND RENT REVIEWS

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 309-2015

COMMERCIAL LEASES

Subjects	Tenant	Use	Term	Rental	Reviews	Remarks
2 Marshall Street, Dundee	Chris Law MP	Constituency office	One month, continuing month to month thereafter	£6,000 per annum	N/A	Previously approved by the Director of City Development in view of the timescales involved, in consultation with the Convener, Labour Group Spokesperson, Bailie Borthwick, Bailie Scott and Councillor Macpherson
Ground Floor Accommodation, Camperdown House, Dundee	Dundee and Angus College	Pop up café, serving afternoon tea based on the Admiral Duncan period	22 June 2015 to 17 August 2015	£1 per annum	N/A	Previously approved by the Director of City Development in view of the timescales involved, in consultation with the Convener, Labour Group Spokesperson, Bailie Borthwick, Bailie Scott and Councillor Macpherson
35 Craigowan Road, Dundee	Mrs Shahim Murtaza	Takeaway for the sale of pizza, kebabs and indian cuisine	5 July 2004 to 27 May 2022	£5,750 per annum	3 yearly	<p>Assignment from Mr Munir Ahmed to Mrs Shahim Murtaza.</p> <p>The Rent Review effective 28 May 2013 was settled at £5,750 per annum as part of the Assignment. The previous rent was £5,200 per annum.</p> <p>Previously approved by the Director of City Development in view of the timescales involved, in consultation with the Convener, Labour Group Spokesperson, Bailie Borthwick, Bailie Scott and Councillor Macpherson</p>
Block A, Unit G, Claverhouse Industrial	Dundee City Council	Storage of records	One year, continuing month to month	£12,000 per annum	N/A	

Park, Dundee	(Director of Housing)		thereafter			
Site at The Esplanade, Broughty Ferry, Dundee	Mr Ian Gibson	Site for mobile catering stance	1 July 2015 to 31 August 2015	£450 per month	N/A	Previously approved by the Director of City Development in view of the timescales involved, in consultation with the Convener, Labour Group Spokesperson, Bailie Borthwick, Bailie Scott and Councillor Macpherson
Site of the former St Margaret's School, Lauderdale Avenue, Dundee	Scotland Gas Networks PLC	Temporary site compound in connection with gas maintenance programme	6 months	£1,000 fee	N/A	Previously approved by the Director of City Development in view of the timescales involved, in consultation with the Convener, Labour Group Spokesperson, Bailie Borthwick, Bailie Scott and Councillor Macpherson

RENT REVEIWS

Subjects	Tenant	Use	Term	Proposed Rental	Existing Rental	Remarks
3 Teviotdale Avenue, Dundee	Mr Amjad Ali Abassi	Kebab, pizza and indian hot food takeaway	28 May 2015 to 27 May 2018	£6,500 per annum	£6,250 per annum	Previously approved by the Director of City Development in view of the timescales involved, in consultation with the Convener, Labour Group Spokesperson, Bailie Borthwick, Bailie Scott and Councillor Macpherson
16 West Port, Dundee	Mr James Cosgrove and Mrs Catherine Cosgrove	Booking office for a coach firm	28 May 2015 to 27 May 2018	£5,800 per annum	£5,200 per annum	
167 Strathmartine Road, Dundee	W H Donachie Limited	Shop and ancillary office in connection with heating and plumbing engineers	7 July 2014 to 6 July 2017	£4,000 per annum	£3,300 per annum	
169 Strathmartine Road, Dundee	W H Donachie Limited	Shop and ancillary office in connection with heating and plumbing engineers	28 February 2013 to 27 February 2016	£3,250 per annum	£3,100 per annum	
173 Strathmartine Road, Dundee	W H Donachie Limited	Shop and ancillary office in connection with heating and plumbing engineers	28 February 2013 to 27 February 2016	£3,250 per annum	£3,100 per annum	
3 Mauchline Avenue, Dundee	Mrs Yuk Ying Shak	Carry out restaurant	28 May 2014 to 27 May 2017	£5,250 per annum	£4,600 per annum	

Mike Galloway
Director of City Development

Colin Craig
Head of Property

CC/MG/KM

11 August 2015

Dundee City Council
Dundee House, Dundee

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OF PART 1 OF SCHEDULE 7A OF THE LOCAL GOVERNMENT (SCOTLAND) ACT 1973**

ITEM No ...18.....

CONFIDENTIAL

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 AUGUST 2015

REPORT ON: SALE OF LAND, LUNDIE AVENUE AND KINGS CROSS ROAD, DUNDEE

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 280-2015

1 PURPOSE OF REPORT

- 1.1 To seek approval for the disposal of a site at Kings Cross Road and part of a site at Lundie Avenue, Dundee, for the development of vehicle showrooms and associated workshops, garages and ancillary uses, and the redevelopment of a site at Lundie Avenue, as a football ground and boxing club.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approve the disposal of land, extending to 2.60 hectares or thereby, at Lundie Avenue and Kings Cross Road, Dundee, as shown hatched on the attached plan and labelled Plot A and Plot C, to John Clark (Holdings) Limited and to approve the redevelopment of land extending to 1.71 hectares or thereby at Lundie Avenue, as shown hatched on the attached plan and labelled Plot B, as a football ground and club rooms, to be owned by Dundee City Council and leased to the current tenants of Plot C, namely, St Francis Boxing Club and Lochee Harp Junior Football Club

3 FINANCIAL IMPLICATIONS

- 3.1 The sale will result in a capital receipt of £1,000,000 exclusive of VAT, if applicable. The purchaser will be liable for any Land and Buildings Transaction Tax.

4 BACKGROUND

- 4.1 The site at Lundie Avenue was marketed by Dundee City Council and an offer received from agents of John Clark (Holdings) Limited.
- 4.2 After negotiations with the City Development Department, a value of £1,000,000 has been provisionally agreed.
- 4.3 The offer is subject to the purchaser obtaining planning permission and agreeing satisfactory terms to relocate the existing clubs, Lochee Harp Junior Football Club and St Francis Boxing Club.
- 4.4 The purchaser has agreed terms, in principle, with Lochee Harp Junior Football Club and St Francis Boxing Club, with regard to the proposed redevelopment of the football ground and club house on Lundie Avenue. The respective clubs have intimated their approval of the proposal which would require them to renounce their existing leases to agree new terms, with Dundee City Council, on completion of the redevelopment.
- 4.5 The purchaser will redevelop the site extending to 1.71 hectares or thereby at Lundie Avenue, Dundee and shown hatched on the attached plan and labelled Plot B, as a football ground

with associated club rooms, for Dundee City Council, to be leased to St Francis Boxing Club and Lochee Harp Junior Football Club.

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, the Executive Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 There are no background papers of relevance to this report.

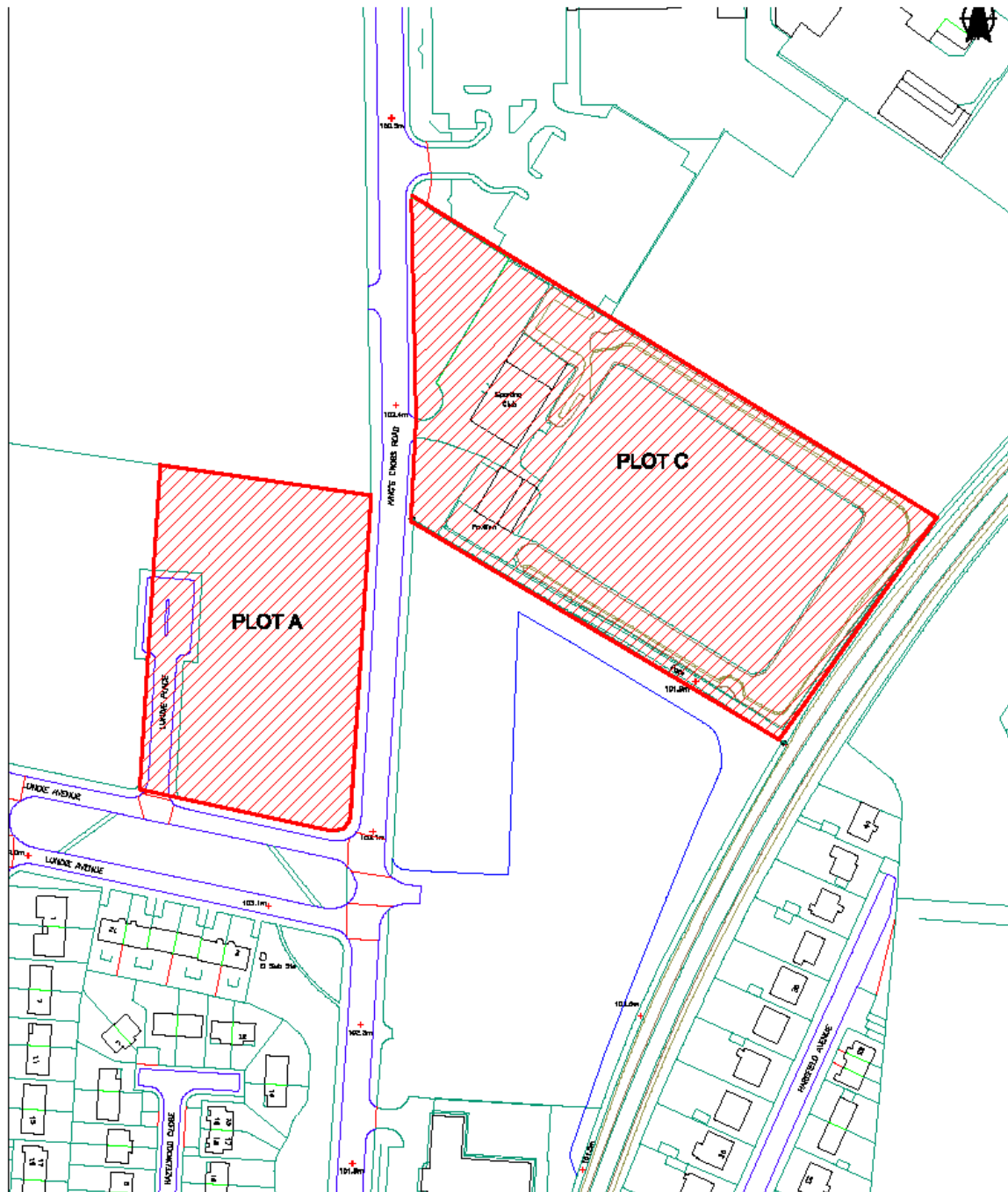
Mike Galloway
Executive Director of City Development

Colin Craig
Head of Property

CC/AK/KM

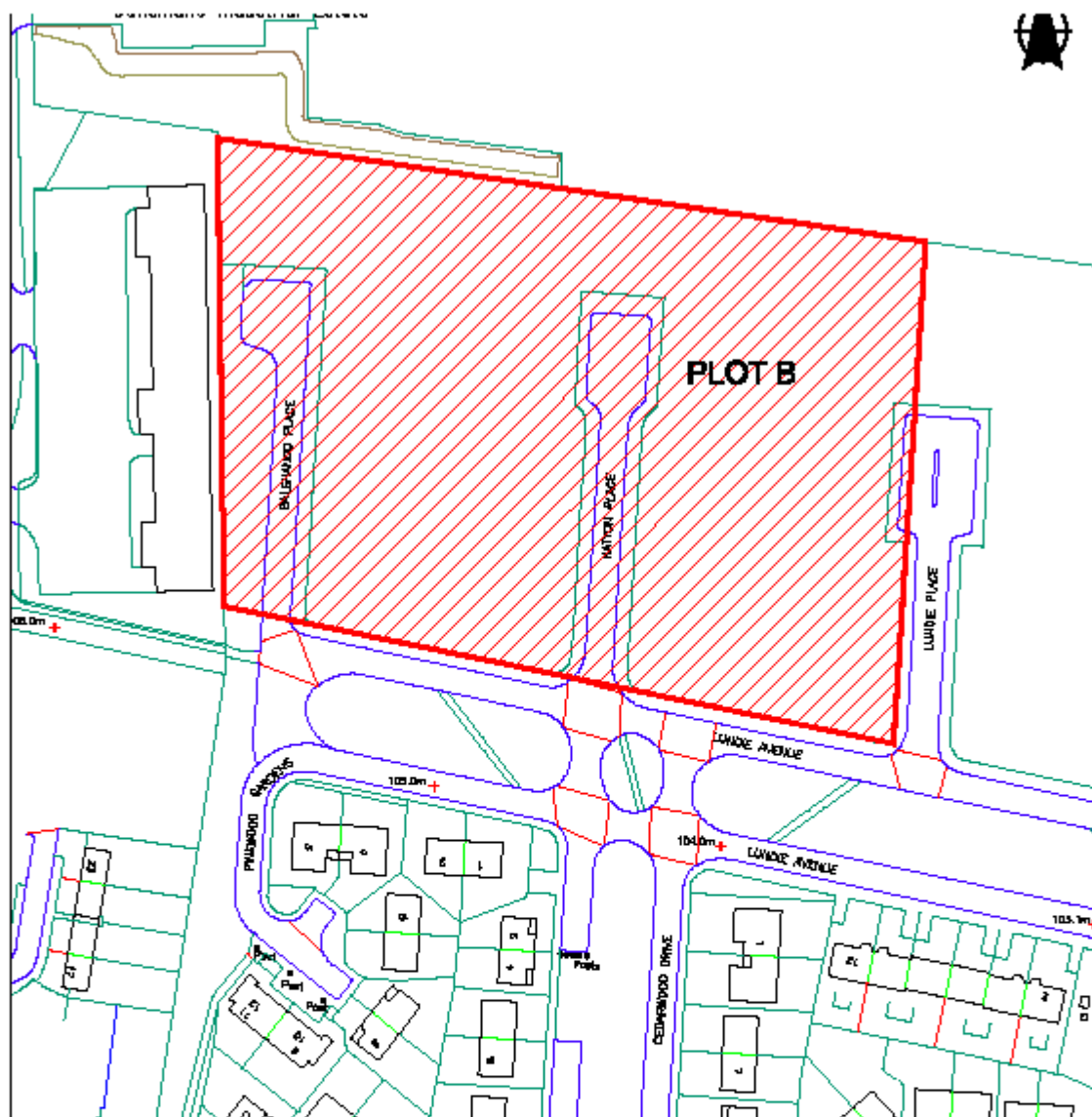
23 July 2015

Dundee City Council
Dundee House
Dundee



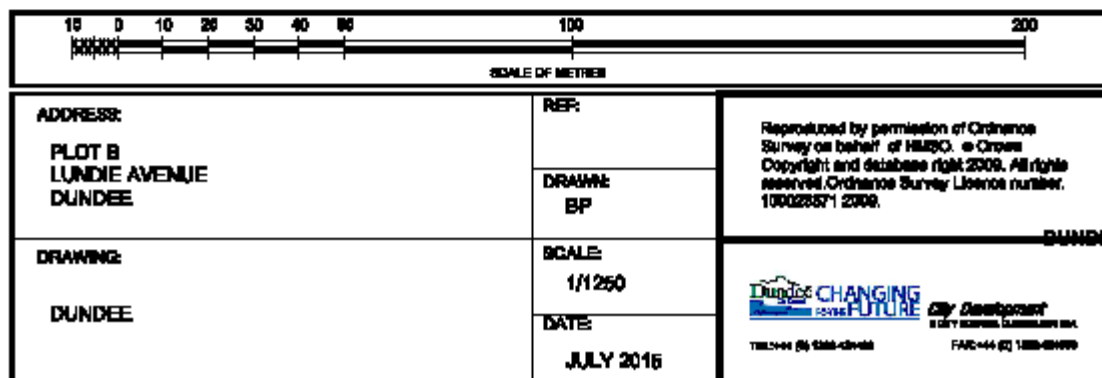
AREAS HATCHED RED EXTENDS TO
2.60 HECTARES OR THEREBY

<p>ADDRESS: PLOT A & C KINGS CROSS ROAD DUNDEE</p>		<p>REF:</p>
<p>DRAWING: PLAN</p>		<p>DRAWN: BP</p>
<p>SCALE: 1/1250</p>		<p>DATE: JULY 2015</p>
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<p>THINK CHANGING THE FUTURE City Development 100022571 2015 100022571 2015</p>		



PLANT FILE NUMBER: 10020

AREA HATCHED RED EXTENDS TO 1.71 HECTARES OR THEREBY



ADDRESS:

**PLOT B
LUNDIE AVENUE
DUNDEE**

REF:

DRAINAGE
BP

DRAWING:

DUNDEE

SCALE:

1/1250

DATE _____

JULY 2016

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PLUMB:



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ITEM No ...19.....

CONFIDENTIAL

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 AUGUST 2015

REPORT ON: SALE OF LAND, EAST SCHOOL ROAD, DUNDEE

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 281-2015

1 PURPOSE OF REPORT

- 1.1 To seek approval for the disposal of the site of the former Downfield Primary School Annex, East School Road, Dundee.

2 RECOMMENDATION

- 2.1 Members are requested to approve the disposal of land, extending to 1.27 hectares (3.14 acres) or thereby, at East School Road, Dundee, as shown shaded on the attached plan, to H & H Properties (UK) Limited.

3 FINANCIAL IMPLICATIONS

- 3.1 The sale will result in a capital receipt of £800,000, inclusive of VAT, if applicable. The purchaser will be liable for any Land and Buildings Transaction Tax.
- 3.2 The offer is subject to the purchaser obtaining planning permission and a satisfactory site survey and environmental reports.
- 3.3 An additional payment of £32,000 per unit will be made if planning permission is granted for more than 25 units and the same amount will be deducted per unit from the purchase price if planning permission is granted for less than 25 units.

4 BACKGROUND

- 4.1 The site has been extensively marketed and 4 offers were received by the closing date.
- 4.2 The offers were received from H & H Properties (UK) Limited, Cruden Homes (East Limited), Invertay Developments Limited and Discovery Homes (Scotland) Limited.
- 4.3 H & H Properties (UK) Limited offered £800,000 based on a development comprising 25 units (£32,000 per unit), Cruden Homes (East Limited) offered £766,000 based on a development comprising 32 units (£23,937 per unit), Invertay Developments Limited offered £400,000 based on a development comprising 38 units (£10,526 per unit) and Discovery Homes (Scotland) Limited offered £315,020 based on a development comprising 20 units (£15,751 per unit).
- 4.4 The Local Development plan indicates a site capacity of 25 units.
- 4.5 The H & H Properties (UK) Limited bid therefore represents the best value and lowest risk option to the Council.

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, the Executive Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 There are no background papers of relevance to this report.

Mike Galloway
Executive Director of City Development

Colin Craig
Head of Property

CC/AK/KM

23 July 2015

Dundee City Council
Dundee House
Dundee



AREA 1 COLOURED RED EXTENDS TO 1.27 HECTARES OR THEREBY

