

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE
26 APRIL 2004**

**REPORT ON: ARDLER REGENERATION – COMPULSORY PURCHASE ORDER,
ROSEMOUNT ROAD**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 271-2004

1 PURPOSE OF REPORT

- 1.1 To seek authority to invoke compulsory purchase powers in order to secure the carrying out of the redevelopment of Ardler.

2 RECOMMENDATIONS

- 2.1 It is recommended that Committee authorise the Depute Chief Executive (Support Services) to initiate Compulsory Purchase Procedures to acquire all interests at 1006, 1028 and 1114 Rosemount Road, all residential properties as shown on the plan annexed hereto.
- 2.2 It is recommended that the Committee authorise onward disposal of these properties at cost to Sanctuary Scotland Housing Association Ltd once purchase has been completed and to obtain agreement with Sanctuary Scotland Housing Association Limited with regard to recovery of legal fees.

3 FINANCIAL IMPLICATIONS

- 3.1 Compensation will be payable in terms of the Land Compensation (Scotland) Act 1963 as amended. The cost of this compensation and associated costs will be met from the capital receipts which will be gained from the sale of development sites within the Ardler area and recovered from Sanctuary Scotland Housing Association Ltd along with the associated legal fees.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 There are no Local Agenda 21 implications associated with this report.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 There are no equal opportunities implications associated with this report.

6 BACKGROUND

- 6.1 At their meeting of 28 September 1998 the Housing Committee approved Report No 603/1998 – New Housing Partnerships – Ardler – selecting a preferred consortium from a process which produced four final stage bids.
- 6.2 A number of recommendations initiating delivery of the selected proposal was also put in place. It was stated that further reports would be brought forward to promote the regeneration.

- 6.3 Sanctuary Scotland Housing Association Ltd obtained planning consent for Sites 4 and 5 at the Development Quality Committee on 23 February 2004. This site is the final site south of Turnberry Avenue, between the centre and Drumlanrig Drive and involves the demolition of the remaining 4 storey blocks of flats. As with previous phases, some of the flats are owner occupied and Sanctuary require to purchase these. To date, owners have settled amicably with the valuation set by the District Valuer. In this final phase there are 3 owners who are dissatisfied with the District Valuers valuation. The District Valuer has confirmed he is unable to conclude a settlement with one of the owners and has removed the case from his file. The others are still in negotiations.
- 6.4 To progress, compulsory purchase proceedings require to be instigated. All three remaining properties need to be included in case the District Valuer cannot reach agreement with the two still in negotiation. The flats in question are contained in separate blocks where the other flats are already vacant. These properties cannot be worked around. There is also potential hazard with so many vacant properties.
- 6.5 This should ensure that vacant possession is obtained within a definite time and ensure the progress of the development.
- 6.6 Pending the Order being confirmed negotiations with all interested parties will continue on the existing voluntary basis.

7 CONSULTATIONS

- 7.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Assistant Chief Executive (Community Planning) and the Director of Housing have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 None.

Mike Galloway
Director of Planning & Transportation


Ian Mudie
Head of Planning

IGSM/LB/KM/SA/R

15 April 2004

Dundee City Council
Tayside House
Dundee



Project/Subject Rosemount Road Compulsory Purchase Order 2004	Reference :	
Title/Address	Drawn By: MJC	
1006, 1028, & 1114 Rosemount Rd, Dundee Dundee	Date : 26/03/04 Scale: 1:1250	