

REPORT TO: STOBSWELL PARTNERSHIP BOARD - 2 JUNE 2009

FROM: PROJECT CO-ORDINATOR

FILE: TEMP22

SUBJECT: STOBSWELL REGENERATION PROJECT - FINAL REPORT

Summary

The Stobswell Partnership Board of 1 October 2008 agreed, that subject to Council approval and preparation of an Action Plan 2009-14, to wind up the Partnership Board in favour of a continuing Stobswell Projects Implementation Group under the auspices of the Local Community Planning Partnership. The Council formally agreed a report to this effect on 27 April 2009.

This report notes continuing satisfactory progress over the past year; notes the Action Plan developed for the next five years; and that commitment is given to delivering the few remaining sites for housing development and dealing with the few remaining items of dereliction.

1 INTRODUCTION

- 1.1 The Partnership Board at its meeting of 1 October 2008 agreed to:
 - a note the content and conclusions of the report by Douglas Wheeler Associates;
 - b agree to the submission of a report to the Council about the Handover Strategy Principles based on the above with the intention of winding up the Partnership Board in favour of the LCCP as soon as the report has been accepted (this should be no later than March 2009);
 - c agree the Stobswell Officers Group becomes the Stobswell Projects Implementation Group and becomes effectively a sub-group of LCCP but focused only on the study area, and agree a life for this to March 2010; and
 - d remit the Officers Group to prepare an Action Plan for the Stobswell Projects Implementation Group with appropriate resourcing and to prepare a final Stobswell Partnership Report including comprehensive analysis of key items done and costs of implementation.
- 1.2 The Policy and Resources Committee of 27 April 2009 of the Council approved a Report and Action Plan (Appendix 1) that fulfilled these requirements.
- 1.3 The Board agreed to meet for a last time to consider a report outlining activity over the last year and a summary of activity on the project to date, both in relation to the Action Plan and with a comprehensive summary of the funding associated directly with the Stobswell Regeneration Strategy and Development Framework.
- 1.4 In reaching the decision to wind up the Board and re-focus the project under the auspices of the Local Community Planning Partnership the Board had regard to the Stobswell Regeneration Strategy and Development Framework Review by Douglas Wheeler Associates, July 2008. This concluded "The Review has focused on the positive changes in the Stobswell neighbourhood in the period 2002-2008 and Douglas Wheeler Associates conclude there is a substantial body of evidence that

demonstrates the excellent progress that has been made in implementing the Stobswell Regeneration Strategy Development Framework".

- 1.5 The background to the project was to take a key objective of the Dundee Partnership Community Planning Building Stronger Communities Group "to demonstrate the long term viability of inner city communities by achieving a sustainable regeneration of Stobswell". The basic task is to restore Stobswell to its previous status as Dundee's third most popular inner suburb.

The outcomes expected were:

- a a more stable neighbourhood with greater housing choice;
- b greater neighbourhood satisfaction because there is a perception of a safe neighbourhood;
- c rising property values and reduced turnover in residents, showing the neighbourhood is somewhere that people want to live; and
- d improved physical environment with no derelict land or property, improved fabric of property and a reduction in litter and unmanaged refuse.

The Fundamentals of the Strategy and Development Framework

Spatial Framework and Environmental Investment Programme:

- a remove dereliction;
- b introduce new house building to improve housing choice and tenure choice;
- c improve the quality of the tenement environment and the maintenance of the tenements;
- d improve the shopping environment of Albert Street;
- e undertake environmental and streetscape improvement; and
- f the physical work is supported by Social and Economic Programmes and a marketing strategy.

Socio-Economic Programme

- a promote community engagement;
- b sustain community facilities;
- c develop training and employment;
- d promote improved health;
- e promote youth projects;
- f promote better property management; and
- g market the neighbourhood.

- 1.6 The Douglas Wheeler Associates Review concluded there was demonstrable progress towards these outcomes, but little evidence of improved tenement maintenance and concern about the continuing future of some of the supporting community services, hence the suggested re-focusing that is being adopted.
- 1.7 The progress summary below and the various appendices illustrate the partnership investment in the neighbourhood, and the work undertaken over the five years. This supports the conclusion reached by Douglas Wheeler Associates and demonstrates the first Five Year Action Plan was satisfactorily undertaken.

2 PROGRESS

- 2.1 Progress is summarised below. There is greater concentration on the physical aspects which, as noted in the review by Douglas Wheeler Associates, is substantially complete and the continuity function under the auspices of the Local Community Planning Partnership will be focussed largely on the socio-economic support side. The Action Plan for the redefined Stobswell Projects Implementation Group is given in Appendix 1.
- 2.2 A simple review of the original Five Year Action Plan 2003-2008 is given in Appendix 2. This covers the Physical Development Programme and Socio-Economic Support.
- 2.3 In terms of investment, it is relatively simple to document that related to the physical programme. There is a good record of the Wider Action funding targeted at the Stobswell Study Area by Communities Scotland. However, many of the support activities serve wider than Stobswell and it is not possible to attribute funding only to the Study Area. A summary of this investment is shown in Appendix 3. At March 2009 there has been direct investment of approximately £12.5m generating approximately £12m of private investment that can be realistically considered attributable. Property value uplift is not included. How much the market has responded to the regeneration effort and how much to other factors is impossible to determine. At the completion of the remaining projects, including all the new housing the intervention investment will be approximately £12.5m and the attributable private investment will be about £31m.
- 2.4 In the interim, since the Douglas Wheeler Associates Review, the credit situation has changed, with house prices reducing and private development slowed considerably. There is initial evidence, though with a six month lag, that the gap between the median price for flats in Dundee compared to Stobswell has opened marginally. However, within this the upper quartile price comparison shows Stobswell improving over the five year period closing slightly on the Dundee average. Analysis of house prices will continue because this is a key indicator. Interestingly the two private housing sites under construction are progressing satisfactorily. Although the rate of sales has slowed they are not at a standstill. One of the developers has described the position as simply returning to the level of 10 years ago which had been quite a reasonable average. With the few remaining sites there can be some confidence of development and completion in the next five years.
- 2.5 With regard to the supporting services directly undertaken within the project period, the position remains fairly stable.
- 2.6 The Clean Close Company now has 26 employees, 23 of whom were previously unemployed. All continue to be trained to SVQ level. There are 360 tenement closes under contract. Ground maintenance is now also undertaken. This includes

tenement back courts as well as other areas of ground. Securing contracts in multiple ownership closes remains problematic although there has been modest take up here. The liveried vans act as good advertising in this respect.

- 2.7 The Advice and Information Centre continues, but funding remains an issue. Of necessity their operation has had to be widened out. They now are part of a working group that encompasses onto Angus and Perth & Kinross Council areas. They also provide east european immigrant support in Fife. Services provided through the Arbroath Road premises now include Citizens Advice Bureau as well as health, employment and interpretation services.
- 2.8 The Boomerang Project is opening premises at 1 Pitkerro Road. During the day this will function as a sort of drop in centre and some evenings will operate as a youth cafe. There will be guidance from the Police and the Anti-Social Behaviour Team in this respect.
- 2.9 In terms of health provision the major change will be the redevelopment of the Wallacetown Health Centre. The functions this will have are being revised by the Trust. It remains the intention to redevelop but there is no date yet available. The Alliance Pharmacy is operating as a pilot Community Pharmacy with various health related services provided there. Sobswell is also piloting the "quit4you" incentive scheme for smoking cessation delivered by the Dundee Healthy Living Initiative and the Community Pharmacy.
- 2.10 The Police, Anti-Social Behaviour Team, Community Wardens and Night Time Noise Team continue to report that compared with other neighbourhoods Stobswell has no great problems. In connection with this the youth work provision remains important.
- 2.11 With regard to the Physical Works Programme, most of which is now complete, a comprehensive report of the projects undertaken is listed below. The bold text indicates activity or update over the past year.

SOCIAL RENTED HOUSING PROGRAMME

- a Taybank Works - 29 social rent and 18 shared ownership units complete and occupied 2004;
- b Arthurstone Terrace (former Safedem yard) - 17 units complete and occupied 2004;
- c Arthurstone Terrace (North)/Erskine Street - Home Scotland - 11 units complete and occupied 2005;
- d Arthurstone Terrace - Abertay Housing Association - 8 flats complete and occupied 2005;
- e Victoria Street - 39 flats occupied January 2008;
- f **Dura Street/Erskine Street** - Planning approval for 12 flats already obtained. **DV valuation agreed with Home Scotland for a cleared site. Report for disposal to Home Scotland to go to DCC City Development Committee in April. Demolition contract underway.**
- g **Erskine Street Yard** - discussion with Home Scotland underway re development to complement opposite corner.

PRIVATE HOUSING

- a Eliza Street/Mains Loan, Qdecco Ltd, 28 units, 5 shops and nursery - consent granted. All shops are now complete; **8 flats (conversions) complete and occupied. The nursery is expected to start in Summer 2009. The new townhouses and flats are to be the final element but because of the housing downturn will be delayed until more favourable market conditions.**
- b **Arbroath Road - 24 units - H&H have almost completed all the houses and flats. Around half are sold.**
- c Tay Spinners, Discovery Homes, 88 units (45 flats + 43 townhouses) - first phase of 16 units at Craigie Street all sold and occupied. **Flats now almost all completed. First residents in occupation and feedback is very favourable. 23 flats now sold. Next phase of houses expected to start in August/September.**
- d Arthurstone Terrace/Erskine Street - consent granted 25 September 2006 for 4 x 4 bedroom townhouses and 4 x 2 bedroom flats. All occupied, private rented.
- e Erskine Street - 2 x 3 bedroom houses - outline planning consent granted in January 2006. Detailed consent granted 23 October 2006. Complete.
- f Dens Road Market/former Dens Metals site - consent granted for 29 townhouses and 14 flats. Now understood that the market might no longer be available. Brief prepared for the DCC part, the former Dens Metals site, to enable this to be sold separately.
- g Brown Constable Street - Taylor Shepherd Homes Ltd - 7 x 3 bedroom 2 storey houses and 13 x 4 bedroom 3 storey houses. **All complete and sold, most occupied.**
- h Lyon Street - planning application for 3 flats, approved by August Development Quality Committee 2008.
- i **Crescent Street - DCC owned site. Brief to be prepared to sell for 5 private energy efficient houses. Disposal terms to be arranged to encourage development in current difficult market.**

BACK COURT AND SECURITY GRANTS

- a Two closes completed (2 and 4 Park Avenue).
- b The Private Sector Unit now has a second member of staff assisting. Offers of grant have now been made to 5 closes. **It is now likely only 3 back courts and closes will be improved. Changes in ownership for instance have made progress difficult.**

STREETSCAPE

- a 2003/2004 - Dura Street Car Park - redevelopment of underground recycling bins, improved safety, parking spaces increased by 12.
- b Ferguson Street Car Park redevelopment - improved lighting, landscaping, increased number of parking spaces by 4.
- c 2005/2006 programme (Dura Street/Erskine Street/Forfar Road) completed.

- d Malcolm Street (pocket park)/Dundonald Street - car park and improved landscaping to play area complete 2006.
- e Park Avenue - completed by the end of July 2007. Stobswell Forum reports resident satisfaction at impact made. Anchors for the eurobins are now in place.
- f Craigie Street Car Park - refurbishment, increase number of spaces by 12. Underground recycling bins, improve lighting - completed early December 2006.
- g Langlands Street - refurbished car park, improved lighting, increased parking spaces by 11, completed by July 2007.
- h **Whalers Close - purchase completed to undertake car park and back court development. Development work completed November 2008.**



- i Baldovan Terrace - parking re-arrangement - increase parking by 9 spaces. 11 responses to date, 6 objections (mainly to eurobins). **Work completed June 2008. Some problems with parking on double yellow lines initially. Periodic monitoring.**
- j **Robertson Street (pocket park) - undergrowth removed and new specimen trees planted January 2009. Footpath upgrade to occur in May 2009.**
- k **Dundonald Street - two different parking arrangements being tested to introduce build outs with trees and eurobins. If affordable, consultation and implementation would be this year.**
- l **Craigie Street - surface quality causing complaints via local councillors. Overlay to utility connection tracks unlikely to work well. Estimates being obtained for full reconstruction. Expected to be expensive. It is not clear how this might be paid for.**



TENEMENT OF THE FUTURE

- a Hillcrest have undertaken a costed feasibility study to insulate a tenement and add "sunspaces". This is in readiness to pursue funding if and when it becomes available.
- b Qdecco completed the integration of formerly one bedroom flats at Mains Loan into larger units to a more contemporary design. Living rooms have been placed on the southwest elevation with "French windows and Paris balconies" to enjoy the sunny aspect, rather than the northeast aspect the original living rooms had. These flats have also been insulated to the Building Regulation Standard of 2007. These should be more enjoyable and efficient than standard tenements and demonstrate what can be done.

WHITE LIGHT

- a All streets now complete.

VACANT AND DERELICT LAND FUND - ACQUISITIONS AND DEMOLITIONS

- a Dundonald Street - acquired and surfaced as a car park.
- b Harriet Street - demolished, grassed down; acquisition - being dealt with as part of Lidl portfolio.
- c **Dura Street/Erskine Street - CPO completed, property now belongs to DCC. Demolition in progress now.**
- d **Hub/Whalers Close** - four acquisitions were being pursued. One purchased and demolition complete. A local developer has acquired the warehouse behind Alliance Chemists. Two ownerships in the other building are seeking too high a valuation. It is likely nothing will happen until the market improves. **Derelict land behind the tenement was purchased and the additional car parking and to pedestrian link through to the Langlands Street Car Park have been completed.**
- e Erskine Street Yard - demolition and new boundary walls complete.

- f Lilybank Works (Tay Spinners) - demolition complete.
- g Arbroath Road - demolition complete.
- h **3 Kemback Street** - derelict building adjacent to new housing at Tay Spinners. Discovery Homes has planning consent to convert this building into eight flats with parking accommodated on their land at Tay Spinners. **CPO made. The owner is now in discussion with Discovery Homes about transfer of the property.**

SHOPS/FECS PROGRAMME

Appendix 4 summarises this.

- a Albertay Launderette (double unit) completed 2008. Makes a big impact in the street.
- b Lidl - opened mid November 2006.
- c The Council has approved minor revisions to the FECS Scheme in response to concerns raised by traders at the lower end of Albert Street, and also have increased the budget for the next two years to make a concerted effort. **Shopfront improvements with grant assistance have been completed at 162, 164 and 170 Albert Street in 2008.**
- d **Grant forms have been forwarded to the new owner of the cafe at 44 Albert Street at his request. Other interest is being pursued.**
- e Vacant shops - the Council carries out a retail survey every two years. For the Stobswell study area in May 2005 there were 27 vacant units covering approximately 1,650m². In May 2007 there were 26 vacant units covering 1,345m². **In May 2008 there were 20 vacant units covering 1,015m².** Vacant units and how to get these occupied as non-retail uses remains a key issue. It would be surprising if the number of vacant shops did not increase because of the current economy. **A compulsory purchase order has been made to acquire the most derelict shop, 191 Princes Street. The Council will prepare a scheme to improve and let this as a non-retail unit.**



3 CONCLUSION

- 3.1 Most of the original Action Plan has been implemented satisfactorily in a relatively short timescale. Early impacts have been important. Some of the original intentions were altered or dropped to reflect opinions expressed at consultation events but this has not diminished the impact. It can be said fairly that the partnership approach, focussing funding and activity has worked very well indeed, that the neighbourhood is improved and that the various projects by all parties involved demonstrated commitment and quality. In this respect it is perhaps worth noting that Mrs Ina Brown, Chair of the Stobswell Forum, received an award on behalf of the project from the Scottish Awards for Quality in Planning organised by the Scottish Government.
- 3.2 The few items from the physical programme remaining have commitment by the relevant parties to work towards completion in the next five years. The vitality of many of the supporting services is recognised and the Local Community Planning Partnership will be a good vehicle to monitor, and encourage, continuation. This is relatively a natural progression for regeneration projects.

APPENDIX 1

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. 	<ul style="list-style-type: none"> • Leisure & Communities - Regeneration • Leisure & Communities - Regeneration • Leisure & Communities - Regeneration 	<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

APPENDIX 1 CONT'D

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. • Monitoring is in place to ensure early action on any identified issue relating to the fabric of the environment. 	<ul style="list-style-type: none"> • Planning & Transportation • Planning & Transportation 	<ul style="list-style-type: none"> • Housing Associations • EHTS Department • Housing Associations • Stobswell Forum • Maryfield Partnership 	<ul style="list-style-type: none"> • January 2009 • Ongoing

APPENDIX 1 CONT'D

STOB SWELL 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 .	<p>Identifying properties where tenants are willing to collectively improve the property.</p> <ul style="list-style-type: none"> • 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 Coldside. 	<ul style="list-style-type: none"> • Housing Department • Private Property Unit • Housing Department • Private Property Unit • Leisure & Communities - Regeneration 	<ul style="list-style-type: none"> • EHTS Department • Leisure & Communities - Regeneration • Housing Department • Housing Associations • Planning & Transportation 	<ul style="list-style-type: none"> • Ongoing • February 2008 - Ongoing • December 2008 - Ongoing

APPENDIX 1 CONT'D

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"> • Waste Management • Planning & Transportation • Waste Management 	<ul style="list-style-type: none"> • Stobswell Forum • Leisure & Communities - Regeneration • Maryfield Partnership • EHTS Department 	<ul style="list-style-type: none"> • Establish group - December 2008 • Ongoing

APPENDIX 2 - PHYSICAL DEVELOPMENT PROGRAMME

	SITE/PROJECT	AGENCY	DESCRIPTION	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	REVIEW
HOUSING DEV										
1	Taybank Works	Private Dev	Housing for sale	18						Complete
	Taybank Works	Hillcrest HA	Housing for sale		14					Complete
2	Taybank Works	Hillcrest HA	Housing for rent		29					Complete
3	Arthurstone Terrace	Hillcrest HA	Housing for rent			17				Complete
4	Mains Loan/Eliza Street	Qdecco	Housing for sale				28	x		Started
5	Erskine St/Arthurstone Terrace	Home in Scotland	Housing for rent				11	x		Complete
6	Arthurstone Terrace	Abertay	Housing for rent				8	x		Complete
7	Albert St/Victoria St	Servite HA	Housing for rent				39	x		Complete
8	Erskine St/Dura St	Home in Scotland	Housing for rent					12	x	CPO confirmed, demolition 2008/09, dispose to Home 2009, start 2009/10
9	Lilybank Works	Discovery Homes	Housing for sale				65	x	x	Approx half complete - 95 units now
10	Arbroath Road (garage)	H&H	Housing for sale				26	x		Almost complete
11	Erskine Street Depot	Private Dev	Housing for sale						12	Brief Mar 2008, dispose to Home 2009
	Crescent Lane	Private Dev	Housing for sale						8	Brief Mar 2008, market 2009 for 5 units
			Units	18	43	17	177	12	20	
	<i>Arthurstone Terrace</i>	<i>BBK</i>							8	<i>Windfall - complete</i>
	<i>Erskine Street</i>	<i>Private Dev</i>							2	<i>Windfall - complete</i>
	<i>Brown Constable Street</i>	<i>Taylor Shepherd</i>							20	<i>Windfall - complete</i>
	<i>Lyon Street</i>	<i>Private Dev</i>							3	<i>Windfall</i>
	<i>Dens Road Market/ Dens Metals</i>	<i>Private Dev</i>							43	<i>Windfall - might be developed as separate sites</i>
STREET SCAPE										
12	Stobswell Junction	DCC P&T NE Art	Quality paving, street furniture	£150,000						Complete
		SET	Additional environmental work		£100,000					Complete
13	Dura Street Car Park	DCC P&T NE Art	Improved paving, recycling centre, trees	£300,000	£10,000					Complete
14	Ferguson St Car Park	DCC P&T NE Art	Improved paving, trees	£90,000						Complete
15	Albert Street	DCC P&T NE Art	Build outs, parking spaces, trees, lights	£40,000						Complete
16	Craigie St Car Park	DCC P&T Com Reg	Repair, enhance, add recycling centre					£60,000		Complete
17	Langlands Street CP	DCC P&T Com Reg	Integrate derelict site, landscape						£120,000	Complete
18	Dura Street	SET	Re-alignment, paving street trees				£60,000			Complete
		Derelict Land Fund	Re-alignment, paving street trees			£120,000	£100,000			Complete
		DCC P&T Com Reg	Pedestrian crossing				£30,000			Complete
19	Dura Street	SET	Boundary improvements				£20,000			Complete

APPENDIX 2 - PHYSICAL DEVELOPMENT PROGRAMME CONT'D

	SITE/PROJECT	AGENCY	DESCRIPTION	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	REVIEW
		DCC P&T Com Reg	Boundary improvements				£10,000			Complete
20	Dura St/Dens Road	Derelict Land Fund	Dens Metals, remediation, landscaping			£130,000				Complete
21	Harriet Street	Derelict Land Fund	Purchase, clear, landscape			£40,000				Complete - minor acquisition still to complete
22	Dundonald Street	Derelict Land Fund	Purchase, clear, integrate with adjacent play area			£60,000				Complete - done as car park to support Manhattan Works
23	Park Avenue	DCC P&T Com Reg	One way, traffic calm, widen footway, privacy, trees				£235,000			Complete but not necessary to do one way
		Com Scotland	One way, traffic calm, widen footway, privacy, trees				£235,000			
24	Balmore Street	DCC P&T Com Reg	Paving, street trees					£50,000		To be reviewed
		Com Scotland						£50,000		
25	Baldovan Terrace	DCC P&T Com Reg	One way, traffic calm, widen footway, privacy, trees					£150,000		Complete, narrowed footway and increased parking
		Com Scotland	One way, traffic calm, widen footway, privacy, trees					£150,000		No privacy strip. No need to do one way
26	Morgan Street	DCC P&T Com Reg						£125,000		Community concern re one way so this idea abandoned
		Com Scot	One way, traffic calm, widen footway, privacy, trees					£125,000		Street trees introduced
27	Cardean Street	DCC P&T Com Reg							£70,000	Community concern re one way so this idea abandoned
		Com Scotland	One way, traffic calm, widen footway, privacy, trees						£70,000	Street trees introduced
28	Baxter Park Terrace	DCC P&T Com Reg	One way, traffic calm, widen footway, privacy, trees						£50,000	Community concern re one way so this idea abandoned
		Com Scotland	One way, traffic calm, widen footway, privacy, trees						£50,000	
29	Albert Street	Com Scotland	Paving, street trees at Victoria Street junction					£30,000		Abandoned - insufficient space
30	All streets	Com Scotland	White Light		£20,000					Complete
		DCC P&T	White Light				£45,000			Complete
SHOPS										
31	Albert St/Dura Street	DCC P&T FECS	Shop front enhancement grants	£25,000	£25,000	£25,000	£25,000	£25,000	£25,000	26 shopfronts improved
	Dura St Supermarket	Private Dev	Small supermarket				x			Complete
TENEMENTS										
32	General	DCC Hsg Grants	Security grants				£100,000	£100,000		Only a few done - lack of uptake
33	Park Avenue	DCC Hsg Grants	Back court grants				£100,000	£100,000		Only a few done - lack of uptake
34	Park Avenue	Com Scotland	Back court example project			£22,000				Complete
35	Park Avenue	Com Scotland/Hillcrest	Contemporary tenement refurbishment					£400,000		Designs/ideas developed, awaiting funding opportunity, probably at different address. Private - Mains Loan completed

APPENDIX 2 - PHYSICAL DEVELOPMENT PROGRAMME CONT'D

	SITE/PROJECT	AGENCY	DESCRIPTION	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	REVIEW
SITE PREPARATION										
36	Eliza Street/Dura Street	Derelict Land Fund	Demolish for dev site			£100,000				Complete
37	Erskine St/Dura Street	Derelict Land Fund	Purchase, demolish for dev site			£215,000				Complete
38	Lilybank Works	Derelict Land Fund	Grant to demolish for dev site (retain frontage)			£200,000				Complete
39	Albert St/Victoria St	Derelict Land Fund	Grant to demolish for dev site			£150,000				Complete
40	Whalers Close	Derelict Land Fund	Purchase, clear, temp landscape for dev site				£240,000			Part complete
41	Erskine Street Depot	Derelict Land Fund	Demolish, clear for dev site				£50,000			Complete
	<i>Arbroath Road Depot</i>	<i>Derelict Land Fund</i>	<i>Demolish, clear for dev site</i>							<i>Complete</i>
	<i>3 Kemback Street</i>	<i>Derelict Land Fund</i>	<i>Secure for development</i>							<i>In progress</i>
	<i>191 Princes Street</i>		<i>Secure for development</i>							<i>In progress</i>
Total (excluding housing dev)				£605,000	£155,000	£1,062,000	£1,250,000	£1,365,000	£385,000	

APPENDIX 2 - SOCIO-ECONOMIC SUPPORT

THEME	PROJECT/ACTIVITY	AGENCY AND LEAD OFFICER	DESCRIPTION	2004/05	2005/06	2006/07	2007/08	REVIEW
Building Stronger Communities	Establish Supervisory Body	Les Banks, P&T	Establish wider stakeholder involvement, meet bi-monthly.	x	x	x	x	Group has overseen and guided progress.
	Stobswell Forum	Ina Brown, Stobswell Forum	Maintain status as Community Representative Structure for the area.	x	x	x	x	Vehicle for successfully channelling community interest.
	Marketing	Deborah Kennedy, Ec Dev	Promote positive image for external and internal audiences.		x	x	x	Website being established by Forum, DVD distributed 2005. Information boards in place.
	Hillcrest Advice Centre	Doreen Dowdells, Hillcrest	Provides advice and housing information and surgeries for a range of agencies and service providers.	£30,000	£30,000	£15,000		Services being delivered here including CAB. Provides support for migrant workers. Original funding ceased March 2008. Hillcrest continuing support but as part of a wider working group.
	Community Information	Maggie Brown, Communities	What's On Guide, Community Directory, Notice Boards info display, explore website development.	x	x	x	x	Quarterly e-mail information sheet, annual printed newsletter by Forum.
	Stobswell Youth Strategy	Alan Howieson, Communities	Multi agency task group co-ordination of youth work provision. Also supports Health and Care Theme project worker in place.	£14,000	£14,000	£14,000	x	Youth Strategy continues and supports diversionary activity.
	Financial Inclusion Project*	Fiona Morrison, Hillcrest	Feasibility Study into the need of free and tailored financial advice services currently to Hillcrest.	£5,000	£5,000	£5,000	x	
	Traders Forum	Doreen Dowdells, Hillcrest	Develop mechanism to include traders in the regeneration process.					Traders do not want a separate organisation. Happy to use Stobswell Forum.
	Sustainable Community Facilities	Andy Moir, Communities	Establish a forum to ensure sustainable development of facilities.	x	x			Forum established.
	Arthurstone Library	Andy Moir, Communities	Develop Arthurstone library into a community resource base.		£200,000	£300,000		A continuing ambition.
	McKay Smartmove project*		Rent deposit guarantee scheme.	x	x	x		
	NCH Supported Accommodation*	NCH	Supported tenancies for young people.					Arthurstone Terrace development complete.
	Dundee International Women's Centre*		Support for women from ethnic groups.					New premises established and well used.
Working and Learning	Develop sustainable factoring social enterprise	Ham Sayeed, Ec Dev	Create employment and improve levels of housing management and maintenance.	£20,000	£70,000	£46,000		Clean Close Company established as a social enterprise; now has an extensive portfolio of custom.
	Develop sustainable childcare social enterprise	Arash Gillan, Ec Dev	Create employment and provide childcare support enabling parents to work.	x	x	x	x	
	Working for families*	Diane Milne, Ec Dev	Additional support to assist parents take up employment opportunities.	x	x			
	Community Learning and Development Plan	Andy Moir, Communities	Key plan co-ordinating training and learning activities in the area.					Completed and favourable Inspector's report.

APPENDIX 2 - SOCIO-ECONOMIC SUPPORT CONT'D

THEME	PROJECT/ACTIVITY	AGENCY AND LEAD OFFICER	DESCRIPTION	2004/05	2005/06	2006/07	2007/08	REVIEW
	Digital Inclusion Project*	Stephanie Brown, Craig Owl Communities	ICT advice and training for the community and voluntary sector.		£16,250	£15,900		Established and continuing. Now operating as a social enterprise throughout Dundee, Angus and Perthshire.
Community Safety	Community Safety Warden Team*	Liz Kay, Communities	The team will target reducing crime in the area.	£130,000	£130,000			Established and continuing.
	Anti-social Behaviour Team*	Mark McCall, Housing	Provision of advice and support to combat anti-social behaviours.	£18,000	£18,000	£18,000		Established and continuing.
	Community Mediation Team*	Bob Ballantine, SACRO	Provision of a neighbourhood mediation service.	x	x	x		Established and continuing.
	Youth Diversionary Project	Alan Howieson, Communities	Dundee Community Safety Partnership funding applied for.		£10,000	£10,000		Successful engagement with youths; nuisance reduced.
	Community Safety Worker	Alan Hosie, BNSF	Consult with and support local community around identified community/ personal concerns.	£2,700	£2,780			
	Night Time Noise Team							Established and continuing.
Stobswell Environment	Landlord Accreditation Scheme*	John Wolstencroft, Housing	Development and implementation of a voluntary accreditation scheme for private landlords.	£45,000	£45,000	£7,000		Established city wide - has 84 members, 956 properties (10% private rented market in Dundee).
	Neighbourhood Housing Management	David Zwirlein, Home in Scotland	Promote good practice in relation to the management of tenemental properties.					No source of funding for a dedicated arrangement.
	Baxter Park Restoration	Merrill Smith, Communities	Development of a key community resource that will provide leisure and educational opportunities.	£628,000	£447,000	£689,000		Park restoration complete and received awards.
	Stobswell Landlord Forum	Frances Durward	Respond to landlord need and feed into relevant initiatives.					Established but not well attended. Focus for next Action Plan.
Health and Care	Family Support Group*	Karen Dorward, Social Work	Multi-agency approach to provide support to young families.					Established and continuing.
	Substance Misuse Strategy Group	Andy Moir, Communities	Develop new initiatives to respond to local need.					
	Web Project	Alison Myles	Provision of advice and information re drugs, alcohol and sexual health.					Well used facility - continuing.
	Health Living Initiative*	Beverly Black, Healthy Living Initiative	Health promotion activities.					Continuing.
	Moss Chemist	Moss Chemist	Development of a community pharmacy.					Established.
	Health Drop in Morgan Academy	Carol Thomson, BNSF	Health information and advice to young people.					Undertaken.
	Stobswell Toddler Group Association	Frances Durward, SPPA	Pre-five care and education.	£1,500	£1,500	£1,500		
	Supersaver Project	Frances Durward, SPPA	Healthy eating initiative.	£850	£850	£850		

* Denotes projects that cover an area wider than Stobswell but which incorporate a specific Stobswell focus

APPENDIX 3

STOBSWELL REGENERATION STRATEGY INVESTMENT AS AT MARCH 2009

Improving Housing Choice	Houses	Flats	Total	HAG/Public	Private Investment	Total Investment
Soc Rent	20	84	104	£6,534,000	£2,826,000	£9,360,000
Private	79	20	99		£8,910,000	£8,910,000
Total	99	104	203	£6,534,000	£11,736,000	£18,270,000
Env Prog						
Com Scotland				£389,000		£389,000
SET				£204,000		£204,000
ERDF				£678,000		£678,000
VDLF				£2,205,000		£2,205,000
Contaminated Land				£250,000		£250,000
DCC P&T				£650,000		£650,000
Total				£4,376,000		£4,376,000
FEGS/Shops				£225,000	£700,000	
Wider Role				£569,000		£569,000
Total				£11,704,000	£12,436,000	£24,140,000

Lidl Building Warrant info = £650,000

Stobswell Regeneration Strategy Investment as at completion of all housing developments
(This should be viewed as a minimum position. There will be further private and public investment in Whalers Close and other shops).

Improving Housing Choice	Houses	Flats	Total	HAG/Public	Private Investment	Total Investment
Soc Rent	20	84	104	£7,268,000	£3,172,000	£10,440,000
Private	79	20	99		£27,000,000	£27,000,000
Total	99	104	203	£7,268,000	£30,172,000	£37,440,000
Env Prog						
Com Scotland				£389,000		£389,000
SET				£204,000		£204,000
ERDF				£678,000		£678,000
VDLF				£2,205,000		£2,205,000
Contaminated Land				£250,000		£250,000
DCC P&T				£650,000		£650,000
Total				£4,376,000		£4,376,000
FEGS/Shops				£215,000	£700,000	£915,000
Wider Role				£569,000		£569,000
Total				£12,428,000	£30,872,000	£43,300,000

Lidl Building Warrant info = £650,000

APPENDIX 4 - STOBSEWELL NEW HOUSING PROGRESS MARCH 2009

Stobswell Housing Developments - Social Rented

Site	Developer	Houses	Flats	Total Units	Houses Started	Flats Started	Total Units Started	Houses Complete	Flats Complete	Total Units Complete
Taybank	Hillcrest HA	11	18	29	11	18	29	11	18	29
Arthurstone Terrace	Hillcrest HA	4	13	17	4	13	17	4	13	17
Arthurstone Terrace North	Home in Scotland	5	6	11	5	6	11	5	6	11
Arthurstone Terrace South	Abertay HA		8	8		8	8		8	8
Victoria Street	Service HA		39	39		39	39		39	39
Dura Street/Erskine Street	Home in Scotland		12	12			0			0
SUB TOTAL		20	96	116	20	84	104	20	84	104

Stobswell Housing Developments - Private

Taybank	Clova	18		18		18	18	18		18
Taybank (Shared Ownership)	Hillcrest	14		14		14	14	14		14
Eliza Street/Mains Loan	Qdecco Ltd	10	18	28		8	8		8	8
Arbroath Road	H&H Developments	10	16	26	10	16	26	5		5
Tay Spinners	Discovery Homes	42	53	95	16	45	61	16	8	24
<i>Dens Road Market</i>	<i>Private</i>	29	14	43			0			0
<i>Erskine Street</i>	<i>Private</i>	2		2	2		2	2		2
<i>Brown Constable Street</i>	<i>Taylor Shepherd</i>	20		20	20		20	20		20
<i>Arthurstone Tce/Erskine Street</i>	<i>BBK Assocs</i>	4	4	8	4	4	8	4	4	8
<i>Lyon Street</i>	<i>Private</i>		3	3			0			0
Crescent Street	DCC site to be marketed	5		5						
<i>3 Kemback Street</i>	<i>Discovery Homes</i>		8	8			0			0
Princes Street	DCC site to be marketed	12		12						
Erskine Street Yard	DCC site to be marketed	5	8	13			0			0
Langlands Street	DCC site to be marketed		12	12			0			0
<i>Mains Loan</i>	<i>Private</i>	2		2						
SUB TOTAL		173	136	309	52	105	157	79	20	99
TOTAL		193	232	425	72	189	261	99	104	203

Development Framework Total 286
Windfall Sites 57 18 75

Development Value at completion of all developments

Soc Rent - assume a construction price average of £90,000 £10,440,000
 Private - assume a construction price average of £90,000 £27,090,000
 Private - assume a property value average of £140,000 £42,140,000

Development Value of completions to March 2009

Soc Rent - assume a construction price average of £90,000 £9,360,000
 Private - assume a construction price average of £90,000 £8,910,000
 Private - assume a property value average of £140,000 £13,860,000

Total HAG on Soc Rent £6,534,000
 Total Private investment on Soc Rent £2,826,000

APPENDIX 5

STOB SWELL SHOPS

	2001	2002	2003	2004	2005	2006	2007	2008	2009
Vacant Units			23		27		26	20	
			1,230m ²		1,650m ²		1,345m ²	1,015m ²	
Facade Grants (FEGS)									
Number of shop units	4	5	3	4	1	5	1	3	
Grant	£33,510	£31,661	£13,885	£36,828	£9,397	£35,017	£35,200	£29,646	
New Shop Developments									
Lidl - floorspace						1,500m ²			
Lidl - development cost (Building Warrant)						£650,000			

STOB SWELL FEGS

Address	Year	Total Price	Grant	%	Year Total
101 Albert Street	2001	£13,722	£12,350	90%	£33,510
124-126 Albert Street	2001	£10,000	£9,000	90%	
148 Albert Street	2001	£6,400	£6,080	95%	
150 Albert Street	2001	£6,400	£6,080	95%	
120-122 Albert Street	2002	£15,932	£14,339	90%	£31,661
128 Albert Street	2002	£7,858	£7,072	90%	
144 Albert Street	2002	£4,227	£3,170	75%	
146 Albert Street	2002	£4,293	£3,220	75%	
154 Albert Street	2002	£5,147	£3,860	75%	
140 Albert Street	2003	£7,560	£5,670	75%	£13,885
156 Albert Street	2003	£3,947	£3,750	95%	
127 Albert Street	2003	£4,700	£4,465	95%	
169-171 Albert Street (Cafe)	2004	£9,653	£9,170	95%	£36,828
27-31 Albert Street	2004	£17,535	£16,658	95%	
9-11 Arbroath Road (Advice Centre)	2004	£14,600	£11,000	75%	
196 Princes Street	2005	£9,892	£9,397	95%	£9,397
9-14 Mains Loan, 90 Dura Street	2006	£33,500	£30,000	90%	£35,017
7 Arbroath Road (Advice Centre)	2006	£6,689	£5,017	75%	
72-82 Albert Street (Albertay Laundrette)	2007	£39,111	£35,200	90%	£35,200
162 Albert Street	2008	£9,311	£6,983	75%	£29,646
164 Albert Street	2008	£9,311	£6,983	75%	
170 Albert Street	2008	£20,906	£15,680	75%	
Total		£260,694	£225,144		
Net Private		£35,550			