

Stobswell Neighbourhood Regeneration Strategy



STOB SWELL NEIGHBOURHOOD REGENERATION STRATEGY

1 STRATEGIC OBJECTIVE

1.1 A main thrust of the Dundee Partnerships' Vision for Dundee is to reinforce Dundee's national position as one of Scotland's four main cities and to tackle the long term, obstinate trend of declining population. Within this, a key issue of the Community Planning - Building Stronger Communities Group is "to demonstrate the long term viability of inner city communities by achieving a sustainable regeneration of Stobswell".

1.2 The Strategic objective here is to create a third popular inner suburb to increase the popular choice beyond Broughty Ferry and the West End. Lessons from this will be helpful for other areas.

2 CONTEXT

2.1 Stobswell is an inner city neighbourhood of Dundee, comprising mainly tenemental properties, with a population of approximately 4,000. Stobswell declined during the 1980's and particularly during the 1990's.

2.2 Formerly, a very popular neighbourhood, there were clear symptoms of serious decline in Stobswell. Deprivation indicators had emerged, accompanied by physical signs of dereliction, lack of property maintenance and a stagnant to declining property market. Table 1 demonstrates that Stobswell, in terms of these indicators of deprivation, is worse off than Scotland, Dundee, and, in most cases the other Community Economic Development or areas in the city.

Table 1 - Socio-demographic Profile - Stobswell, Dundee, Scotland

	Stobswell	All Dundee CED Areas	Dundee City	Scotland
Resident Population	3,957	8,1605	145,663	5,062,011
Unemployed	8.17%	6.58%	5.36%	3.97%
Permanently Sick/Disabled	8.77%	9.79%	8.26%	7.44%
Lone Parent Households	11.63%	11.26%	8.76%	6.91%
Socio Economic Classification Never Worked and Long Term Unemployed	8.74%	7.16%	5.77%	4.18%

(Source - Census of Population 2001)

Table 2 shows the preponderance of the private rented sector in Stobswell, a characteristic which creates unique challenges.

Table 2 - Housing Tenure - Stobswell, Dundee, Scotland

	Stobswell	All Dundee CED Areas	Dundee City	Scotland
Housing Tenure				
Owned	44.16%	50.87%	58.28	66.36
Social Rented	19.13%	37.75%	28.46%	24.46%
Private Rented	35.09%	8.19%	10.55%	6.3%

(Source - Census of Population 2001)

2.3 The Dundee Partnership's experience of regeneration has been developed over many years in peripheral estates. The age of the property and the mixed tenure of the Stobswell area results in different issues than those of peripheral estates requiring an innovative approach. The issues include many smaller scale landlords who do not necessarily have a long term commitment to the regeneration of the area and a need to develop a new set of institutional arrangements if partnership is to be inclusive.

2.4 To help understand the issues and generate ideas to develop a strategy, the Partnership commissioned a study of the Stobswell Neighbourhood by Robert Turley Associates (TA) and established a multi agency Stobswell Steering Group. The Stobswell Steering Group was established by the Dundee Partnership to develop a strategy for the regeneration of the area and to co-ordinate inputs by the various organisations. This Group comprises officers of the Planning and Transportation, Housing, Economic Development and Communities departments, officers from Communities Scotland and NHS Tayside, representatives of local housing

associations with stock in the neighbourhood and now also includes the chair and another representative of the Stobswell Forum (the Neighbourhood Representative structure made up of local residents and now formally recognised by the Dundee Partnership).

2.5 The TA Study report was received at the end of 2002. This examined all aspects of the neighbourhood. There had been consultation with the Stobswell Forum and workshops had been organised which included residents, retailers, private landlords, members of the Web Project (a drugs and alcohol project working with young people in the area) and primary school children. The report made recommendations for a comprehensive regeneration framework encompassing physical, social and economic elements, to create a sustainable inner city neighbourhood suited to the demands of the 21st Century.

2.6 Since the start of the study the overall housing market has become more buoyant and has had an impact on Stobswell, though there is no evidence of substantial investment in property maintenance or improvement in

the neighbourhoods overall status. In the interim there has also been the Community Planning initiative and the very successful community planning day attended by over 150 residents. This confirmed most of the concerns being identified by the study and helped prioritise actions.

2.7 The Stobswell Steering Group has reviewed and developed many of the items recommended in the TA study, taking account of changing circumstances, available funding and local knowledge and opinion. Using the TA report as a springboard, the Stobswell Regeneration Strategy and Development Framework has been prepared. The issues and actions respond to the Local Community Plan.

3 SUMMARY OF ROBERT TURLEY ASSOCIATES STOBSWELL STUDY ANALYSIS

3.1 Stobswell Neighbourhood Profile Conclusions

- a The statistical analysis of the Stobswell area highlights decline. It also indicates that the area receives a high level of investment in revenue and capital funding. The challenge in Stobswell is to stabilise the neighbourhood and to start to drive forward on an integrated neighbourhood regeneration framework.
- b The regeneration framework must seek to reverse the current statistical trends and lead to a neighbourhood that is making a positive contribution to the social, economic, and physical fabric of Dundee and equipped to meet the challenges of the future.
- c The analysis highlight a number of needs which must be met in the regeneration strategy:
 - catering for an increasing population - many of whom will require single person accommodation;
 - declining number of traditional families and increase in single parent families - need for support facilities and flexible accommodation;
 - need for more attractive business and retail environment to increase employment opportunities;
 - need to find alternative uses for low value commercial premises or improve rental incomes;

- need to consider further traffic management measures to improve residential and business environment;
- need to maintain or increase population to sustain existing community facilities and services;
- many people choose to live in Stobswell because of its proximity to the city centre and do not aspire to living in a detached house;
- proximity to the city centre makes the choice of not owning a private car an option, particularly if public transport, safe walking and cycle links are available.

3.2 Urban Design Analysis - Conclusion

- a Albert Street is described in the RIAS Architectural Guide to Dundee as "the last surviving main 19th Century arterial route into Dundee" to retain its streetscape of tenements, associated shops etc". The Stobswell area, while having suffered decline in recent years still has the core elements in terms of facilities, infrastructure, employment and retail space to support a substantial population and any regeneration framework should build upon these strengths.
- b The urban design analysis has shown that there are some shortcomings in terms of the quality and choice of houses types and business accommodation. The problems,

however, can be tackled without major disruption to the existing physical fabric.

- c Retaining the existing population - both business and residential - will be essential to ensure that there is a smooth transition from decline through stabilisation to prosperity in the area. By improving the range and choice of house types the population can be stabilised and increased. The aim must be to attract stable small families, couples and young people into the neighbourhood to take advantage of the local facilities and strategic location close to the city centre. Improving business premises and the retail environment will also help to retain existing businesses and attract new ones.

3.3 Private Housing Market Analysis - Conclusion

- a The future for the Stobswell Housing Market - from the data obtained from both Tayside Solicitors Property Centre and Sasine information, the average house price in Stobswell is 40% lower than the average Dundee property. Therefore, there is a need for fundamental action that goes well beyond normal renewal action.
- b Analysis of house price movements over the last decade indicates that Stobswell tends to have a delayed reaction to wider Dundee price movements. For example in 1992 Dundee house prices increased by 12% per annum, whereas Stobswell prices fell by 0.1% in the same period.

However, in 1993 Dundee house prices rose by 5% whereas Stobswell prices rose by 18%. In 1999 Dundee house prices rose by 12% whereas Stobswell prices only rose by 1%. While there appears to be little correlation between Dundee and Stobswell, the analysis shows that Dundee and Scottish house price movements are similar. In 2000 Stobswell house prices fell by 12% whereas wider city and Scottish prices remained level.

- c In order to address the decline in Stobswell values, the perception and reality of the neighbourhood has to improve. Issues that need to be addressed include:
 - social and environmental neighbourhood improvements;
 - fabric improvements;
 - wider choice of accommodation; and
 - funding gaps.
- d Social and Environmental Neighbourhood Improvements - it is clear from discussions with those with various interests in Stobswell that the area has a reputation for vandalism, drugs and other anti social behaviour. The TA team believe that this reputation, whether real or perceived is causing significant damage to residents existing and potential confidence of the area. Safety and security are frequently at the upper end of people's minds when assessing whether they wish to live in an area.
- e In order to improve this situation early action on neighbourhood regeneration

including social/community programmes are required. The resources, investment and improvements need to be heavily marketed to the city at large.

- f Linked to the above it is also important to have an early programme of environmental works. Such works might in the first instance be limited to improvement of streets and backcourts, ensuring that broken windows are repaired quickly, graffiti is removed from walls and litter is regularly cleared away. These indicators, while not necessarily being of significance in themselves, are the first elements that bring about more detrimental damage to the area.
- g Fabric improvements - much of the housing stock that is under maintained is within the private rented sector or is owned by people who either do not have the capability or resources to care for their property. Building decay is an obvious indicator of the area's decline and needs to be addressed as soon as practicably possible. Programmes to upgrade buildings will inevitably need assistance from the public purse. Expenditure in this area should be phased with prominent buildings and strategic locations attracting the early investment.
- h Rented Housing and Landlords - over the past 10 years parts of the Stobswell neighbourhood have suffered significant decline. This is partly the result of the city's depopulation, problems of mutual maintenance and repair in the pre-1919 tenement stock,

poor management and factoring arrangements, the increase in private renting and the effects of the present Housing Benefit System. The remedies available to Dundee City Council and responsible owners have been largely inadequate, and have failed to stem the decline of the first time buyer market, and changing retail patterns causing decline in demand for shops in Albert Street. Ambitious road proposals also blighted many properties, for instance, at the junction of Albert Street with Victoria Street with consequential knock on effect on other properties in the area by suppressing capital value and so making them more attractive to private landlords.

3.4 Towards a Vision for the Stobswell Neighbourhood

- a TA promotes a vision for Stobswell in 2015 as a vibrant high quality neighbourhood where old and new residents choose to live and work in a safe, well maintained environment of which they can be proud. There will be a choice of good quality owner occupied and rented homes including new types of dwellings suited to modern living to attract and retain the waged and unwaged, young and old. There will be a choice of facilities for all ages for leisure, education, employment and shopping. Stobswell will be a place where individuals are respected and the community has strength and influence.
- b TA recommend that delivery of the vision will be driven by the action plan consisting of three integrated

programmes and key projects. The strategic programmes are:

- A Spatial Framework and Environmental Investment Programme.
 - A Housing and Environmental Management Programme
 - A Neighbourhood Regeneration Programme.
- c All three programmes will deliver an integrated approach to physical, social and economic regeneration. Stobswell will be a neighbourhood with different character areas and a central community focus for work, shopping, leisure, entertainment and a place to meet and feel part of a vibrant community.

4 THE STOBSWELL STRATEGY

4.1 The Stobswell neighbourhood has suffered serious decline. To aid recovery and create a popular inner suburb the Stobswell Regeneration Strategy endorses the analysis and long term vision in the TA report as its overall objectives.

"Our vision for Stobswell in 2015 is a vibrant high quality neighbourhood where old and new residents choose to live and work in a safe, well-maintained environment of which they can be proud. There will be a choice of good quality owner occupied and rented homes including new types of dwellings suited to modern living to attract and retain the waged and unwaged, young and old. There will be a choice of facilities for all ages for leisure, education, employment and shopping. Stobswell will be a place where individuals are respected and the community has strength and influence."

4.2 To move towards this, the Strategy promotes two ambitious 5 year programmes that focus on social and neighbourhood improvements, built fabric improvements, a wider choice of quality accommodation and a marketing campaign to demonstrate beneficial change is occurring. These programmes are:

A Spatial Framework and Environmental Investment Programme; and

A Socio Economic Support Programme

4.3 The outcomes expected are:

a a more stable neighbourhood with greater housing choice;

- b greater neighbourhood satisfaction because there is an influential community and 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;
- e reduced unemployment with easier access to training opportunities.

5 SPATIAL FRAMEWORK AND ENVIRONMENTAL INVESTMENT PROGRAMME.

5.1 The objectives are to:

- a create a more attractive and manageable environment;
- b create a safer pedestrian environment with safe links through the neighbourhood to key facilities and links to the city centre;
- c enable a greater choice of house size, type and tenure;
- d retain and improve existing buildings where practical; and
- e provide the Stobswell neighbourhood with a "sense of place";
- f create a more attractive and manageable shopping area.

5.2 To achieve these by building on the already positive impact of the renovation of Baxter Park and Morgan Academy, the following set of actions is proposed:

- 1 removing dereliction by promoting mainly new housing development. There are 13 locations considered to be derelict and a blight. Of these 10

will be dealt with within 3 years and the remaining 3 within 5 years. The vacant and Derelict Land Fund will enable clearance, and restoration of 9 sites. Most sites will be redeveloped for new housing, one as a car park and one will remain as open space meanwhile. Housing development finance will exclusively deal with the remaining sites. This will help create a more attractive environment (objective a.)

- 2 New housing development will occur on 10 sites resulting in approximately 300 new units. This will include family sized houses with gardens (mainly terraced). Apartments of a size or style not currently available in Stobswell will also be permissible in key locations. Most development in recent years has been social rented housing, therefore most new development is to be private, particularly around the edges of the area on the larger sites. Four sites will be for social rented housing with grant assistance from Communities Scotland in the first 3 years.



Proposed development at Arthurstone Terrace

Private development funding will be required for the other sites and these are expected to take 5 years to be completed. All new developments should be outward facing to address the surrounding streets and be of a good contemporary design. This will help with natural surveillance of streets, making a safer place. New development of good quality, and notable appearance will be promoted in prominent locations. This will make an impact and improve the neighbourhood's reputation. This will widen housing choice (objective c), help create a more attractive environment (objective a) and provide a sense of place (objective e).

3 streetscape improvements will be promoted to provide high quality links between public spaces, provide safe, traffic calmed streets and create a more attractive environment. For the area between Albert Street and Baxter Park a mainly one way network of streets is proposed, which will permit widening of footways to allow for privacy areas in front of windows, street trees and calming measures with a palette of materials and colours particular to Stobswell. Street trees and minor changes are proposed at Balmore Street. Boundary improvements, minor re-alignment and introduction of street trees along Dura Street are also proposed. These are included in the development framework for consultation. Funding for these works in Dura Street is from the Vacant and Derelict Land Fund and SET. This will be completed in 2005. The other

Core Tenement Streets

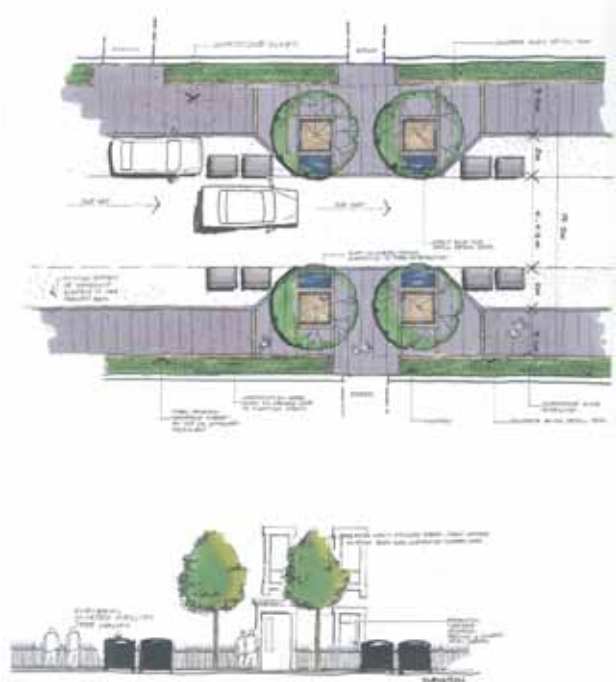
The streetscape proposal for the Core Tenement Streets (shown below) develops the environmental enhancement works made possible by the introduction of a one-way system and subsequent narrowing of the streets. The overall layout comprises of:

- Surfacing enhancements
- Appropriate & minimal street furniture
- Tree planting in a staggered pattern
- Street Lighting
- Development of an area colour identity
- Street name signage upgrades



PARKING CAPACITY	Approximate Current Capacity	Proposed Capacity with Eurobins	Proposed Capacity without Eurobins
Park Avenue	80	62	70
Cardean Street	30	20	24
Morgan Street	80	64	72
Baldovan Terrace	82	66	72
TOTAL	272	212	238

Detail Plan and Elevation





Park Avenue



Park Avenue/Baxter Park Terrace Junction



Park Avenue/Morgan Street Junction



Building Frontage Treatments

streetscape work will be funded by Dundee City Council and Communities Scotland from 2005-2008. These works will help create a more attractive environment (objective a) a safer pedestrian environment with safe links through the neighbourhood (objective b) and provide Stobswell with a sense of place (objective e).

- 4 An identifiable neighbourhood core or "hub" is proposed as a central focus. This will depend on redevelopment opportunities occurring around the middle of Albert Street, but in the short term the opportunity to create additional parking and create a route through towards the surgery in Dura Street, the car park at Langlands Street and proposed supermarket will be promoted. The Vacant and Derelict Land Fund will deal with derelict sites here by 2006, and Dundee city Council funding will be used for the remainder. Ultimately, an attractive urban square with space for outdoor seating is the objective. This will help create a safer pedestrian environment with safe links through the neighbourhood to key facilities (objective b).



FEGS-assisted improvements

5 Shops on Albert Street will be offered grants to improve their shopfronts. It is hoped 25 shops will be improved in 5 years. In the lower part of Albert Street which is not a focus for retailing, these grants will be to help different uses establish in former shops. Dundee City council will fund this through the Dundee Historic Environment Trust. For the longer term, the Partnership will seek funding to help with major repairs and integration of units to create larger, more marketable shops or to change to different uses. This will help create a more attractive shopping area (objective f) and retain and improve existing buildings (objective d).

6 Re-inventing the tenement for contemporary life and the 21st century will be important to the long term popularity of the area. Ideas include balconies on south rear elevations and integration of ground and first floor flats to make a house which could have a small dedicated garden created from the back court. It is hoped to undertake some pilot examples of radical improvements to demonstrate what can be done and to test market reaction. As well as property owned by the Council some Housing Association property will be included. Resources to achieve this sort of radical approach are not currently available, so doing this on any scale is a longer term ambition. Potential funding sources will be pursued and promotion of these ideas with appropriate bodies will be undertaken.

However, in the short term some grant assistance will be made available to provide more secure and better decorated closes, and attractive backcourts. Budgets for this will be very modest therefore this will be targeted only at certain properties in order to achieve an impact. These measures will be funded via DCC grants. This will help retain and improve existing housing (objective d).

Dura Street Car Park Improvements


















7 The public car parks at Dura Street, Ferguson Street, Langlands Street and Craigie Street are essential. It is around 20 years since they were built and some improvement is proposed. The first two were upgraded in 2003. If practical, recycling facilities will be included at Craigie Street. This will be

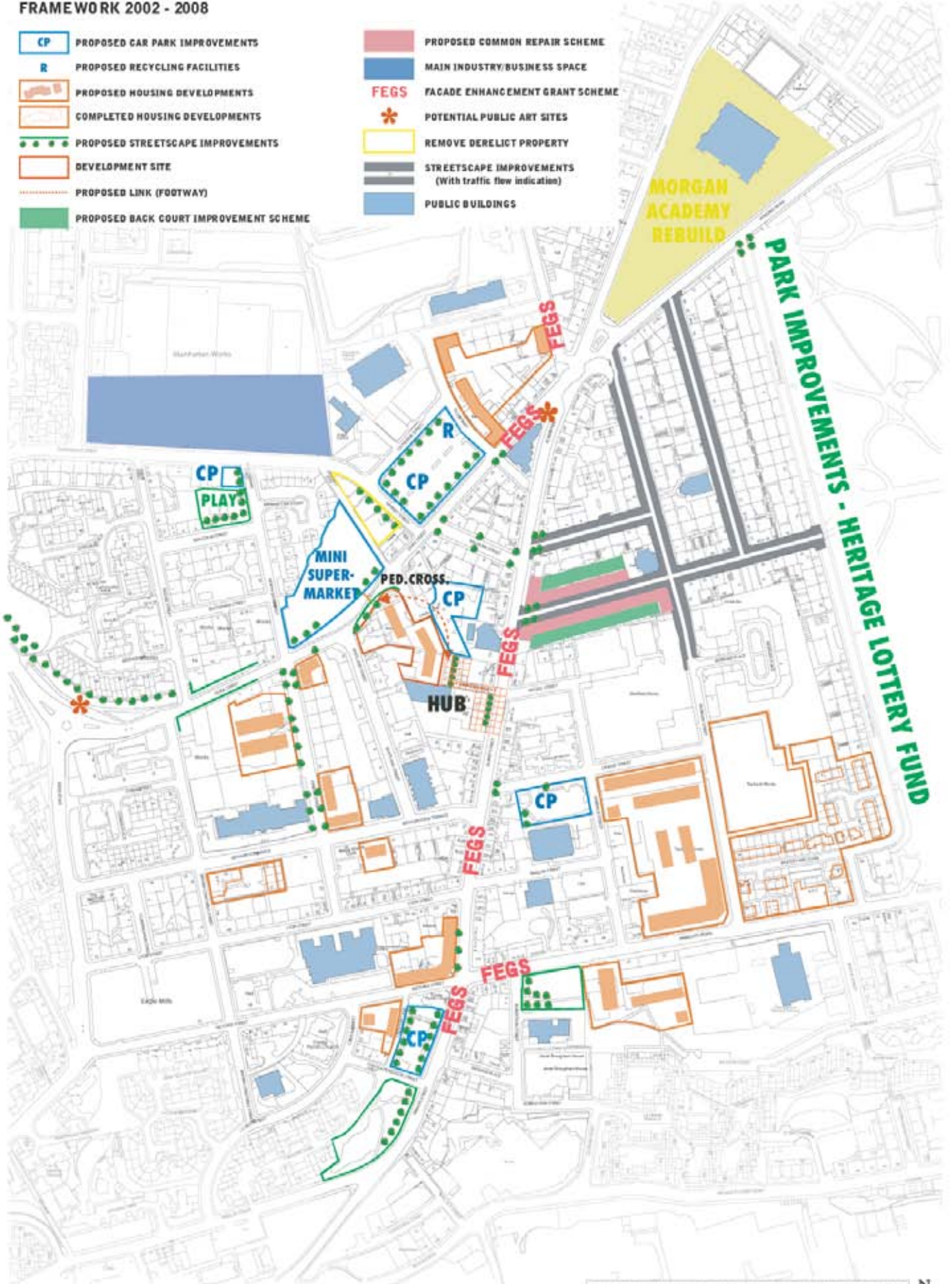
undertaken by the Council in 2006 or 2007. This will help create a more attractive and manageable environment (objective a).

- 8 A site for a small supermarket is identified at Dura Street to bolster the District centre with some modern floorspace. This is the only sizeable site in reasonable proximity to Albert Street. This will create a more attractive and manageable shopping area (objective f).
- 9 Pedestrian accessibility to the city centre is important and opportunities to improve this will be taken when redevelopment opportunities arise. For instance, if the Wallacetown Health Centre is to be redeveloped a more direct pedestrian link between Crescent Street and Erskine Street can be achieved. This will help create a safer pedestrian environment with safe links through the neighbourhood to key facilities and links to the city centre (objective b).
- 10 Neighbourhood distinctiveness and ability to navigate around the neighbourhood will be enhanced by distinctive architecture at focal points, a distinctive menu of materials for environmental improvements and street nameplates. This will help give the Stobswell neighbourhood a "sense of place" (objective e).
- 11 White lighting will replace existing street lighting to improve resident's feelings of safety. Approximately, half the streets have already been dealt with; the remainder should be replaced

by 2006. This will help create a safer pedestrian environment (objective b).

**STOBSWELL DEVELOPMENT
FRAMEWORK 2002 - 2008**

- | | | | |
|---|--|---|--|
|  | PROPOSED CAR PARK IMPROVEMENTS |  | PROPOSED COMMON REPAIR SCHEME |
|  | PROPOSED RECYCLING FACILITIES |  | MAIN INDUSTRY/BUSINESS SPACE |
|  | PROPOSED HOUSING DEVELOPMENTS |  | FACADE ENHANCEMENT GRANT SCHEME |
|  | COMPLETED HOUSING DEVELOPMENTS |  | POTENTIAL PUBLIC ART SITES |
|  | PROPOSED STREETScape IMPROVEMENTS |  | REMOVE DERELICT PROPERTY |
|  | DEVELOPMENT SITE |  | STREETScape IMPROVEMENTS
(With traffic flow indication) |
|  | PROPOSED LINK (FOOTWAY) |  | PUBLIC BUILDINGS |
|  | PROPOSED BACK COURT IMPROVEMENT SCHEME | | |



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6 SOCIO-ECONOMIC SUPPORT

6.1 New development and streetscape improvements will enhance the neighbourhood and make it more attractive for investment. To make the regeneration properly sustainable, additional measures to support the social and economic well being of the community are required.

6.2 The objectives are:

- a to promote community engagement through local community planning and other existing mechanisms in all aspects of regeneration;
- b to focus on community learning activities;
- c to promote of Community Safety;
- d to develop training and employment opportunities within the house building industry;
- e to maximise training and employment opportunities within the social economy and improve mainstream training and employment programmes;
- f sustain existing innovative community facilities and services;
- g health promotion;
- h promotion of liaison between schools, local business community and the wider community;
- i promotion of youth projects;
- j liaison between service providers (Public/Youth/Voluntary/Community) on delivery, rational use of resources, avoidance of duplication;

k celebration of achievements (Exhibitions, Gala Days, Stobswell Carnival).

l promotion of better property management; and

m promotion of the area through positive publicity.

6.3 To achieve these the following is proposed:

- 1 The Dundee Partnership have recognised the Stobswell Forum as the Neighbourhood Representative Structure for the area. The Stobswell Forum has an Executive Committee and a number of sub-groups. Every 2 months open public meetings are held to enable people in the area to come together to raise local issues. These meetings are also an opportunity for the Forum to feedback on progress it has made. The forum has been active in producing the Local Community Plan for the area. Over 150 local people attended the last Community Planning Day. The Local Community Plan is largely fulfilled by the actions from this strategy and development framework. A fundamental part of the monitoring process will be regular reporting to the Dundee Partnership Building Stronger Communities group which is responsible for Local Community Planning. It is proposed that a co-ordinating group, The Stobswell Partnership, is established in the neighbourhood to take the strategy forward based on the Forum but

widened to include the landlords forum and other local representation. This will be supported by the Communities Department. This promotes community engagement (objective a).

- 2 At present there is a small but increasing range of community learning provision within the area. There is a significant Ethnic Minority population in the Stobswell area and in response to this, new services are being developed. A Stobswell Strategic Adult Learning Group has been established to promote a co-ordinated approach to the delivery of Adult Learning in the area. By early 2005 a Community Learning and Development Plan will be produced for Stobswell. This action focuses on community learning (objective b).
- 3 Anti-social behaviour is a major concern. The Council extended to the neighbourhood the services of the AntiSocial Behaviour Team and the Mediation Service, the Community Warden service is also being established here. These actions are fundamental to promote community safety (objective c).
- 4 Construction training will be promoted through the Social Rented housing programme and Hillcrest Housing Association via their apprentice scheme with contractors. This is a key action promoting training for employment (objective d).
- 5 A partnership approach to the establishment of a one stop shop which will provide a range of support to

residents to assist them engage in training, education and employment opportunities has been developed and will be implemented during 2004. Stobswell also benefits from having the main base of Dundee Employment and Aftercare Project (DEAP). This helps maximise training and employment opportunities (objective e).

- 6 Stobswell does not have a mainstream funded Community Centre. Thus, a significant number of community activities take place in church halls. For example, the St John's Church have secured lottery funding to turn the church hall into the Boomerang Centre. The Centre is well used by local groups and projects in the area. However, the current short-term funding comes to an end in 2005. The sustainability of a number of facilities in the area is a cause for concern given their short-term funding. However, work is ongoing to ensure the most effective use of existing resources and that new projects moving into the area do not open up new buildings which can't be sustained. The review of services and search for funding is vital to sustain these beneficial services (objective f).
- 7 Unusually, Stobswell has an over provision of doctors' surgeries all of which provide a citywide service, there is no doubt the local community feel this brings problems as well as benefits. Stobswell is a key item in the Dundee Joint Health Improvement Plan. Physical improvements in the area are expected to have a health benefit. Healthy Living and eating

projects will be promoted via GP's practices and via facilities already established eg the Boomerang Club. A community Pharmacy specialising in health promotion is now established at the Moss Pharmacy. Support and advice for young people regarding drug, alcohol and substance abuse is also already established via the Web Project. A multi disciplinary action plan to address substance misuse issues in the area is currently being prepared. Allied with the Health Programme a sports development programme will be undertaken by the Council with Baxter Park and DISC as a focus. Undertaking these actions positively promote health improvement (objective g).

- 8 It is proposed a headteacher is a key member of the Stobswell Partnership which is to be established with wider community representation. Dialogue has been taking place with local traders to identify interest in establishing a Stobswell Traders Forum. There is interest but further discussion is required to agree on the most appropriate structures for traders to become more positively involved in the regeneration of Stobswell. This will foster links between the community and schools (objective h).
- 9 Following widespread consultation work the Stobswell Youth Strategy Group are developing a range of services in the area eg Drop in, street work, health and sexual advice service, sports development, school based work, information and advice service.

This will promote youth work (objective i).

- 10 Many support projects exist in Stobswell, others will emerge. For instance various services already exist providing a valuable service which can be built upon. Home and tenancy training for "novice" tenants will be made available to a wider client group via the "Positive Steps" project and extending the services established by the housing associations via the Wider Action programme of Communities Scotland. Adult Literacy and learning support is being delivered along with an IT Access Programme. Availability of financial advice and support is a key service. The Dundee Credit Union has a part time base in Albert Street and this will be supported. To support employment and training development, further childcare support will be helped by Stobswell being one of the pilot areas for the "Working for Families" programme. Avoidance of duplication will be important. The work of the Stobswell Partnership will be vital in ensuring a co-ordinated approach to the regeneration of Stobswell. The Local Community Plan will underpin this work and will be a key mechanism for bringing agencies together to address locally identified issues. A number of issue based strategy groups are now in place, In addition it is planned to produce a monthly "What's On" to ensure a regular information flow for people working in the area. The Stobswell Workers Lunch has proved popular with good attendances. This provides an occasion for those projects

in the neighbourhood to compare notes. This will be continued. These actions are intended to avoid duplicated effort and foster liaison (objective j).

11 Management and factoring of tenements will be encouraged via grant assistance for backcourt improvements. Tenements where no grant is being offered will still be able to join this scheme. An initiative is being developed by the Council and Housing Associations with the aim of establishing a self-sufficient social enterprise within three years. This will assist in boosting the social capital in the area substantially. The enterprise will organise a regular close, stair and back area cleaning contract and will expand the scope of its activities in response to market opportunity. This will promote better property management (objective l).

12 The establishment of effective Neighbourhood Management will be important to maintain momentum. Options about how this will be undertaken will be developed. A good example of this in practice involved the Home Group in Newcastle and the Steering Group are in active discussions with the Newcastle initiative. Sources of funding will be investigated to engage a neighbourhood private rented housing officer on a fixed term contract to manage and help co-ordinate matters. He/she would be a member of the Steering Group and it is anticipated that they would undertake, within the

appropriate partnership arrangements, the following tasks:

- establish an ownership database for each tenement and keep updated;
- promote street and tenement residents associations and enable them to participate in the decision making process;
- expand and liaise with the landlords forum and assist their contribution to the overall regeneration effort;
- promote back court and common repair schemes and secure management agreements;
- promote tenant management and factoring schemes and develop the capacity of local organisations;
- establish and promote a local "Accreditation Scheme"; and
- liaise between the Anti-social behaviour team, mediation service, Community Warden, landlords and tenement associations.

This is a longer term ambition which will help promote better property management (objective l).

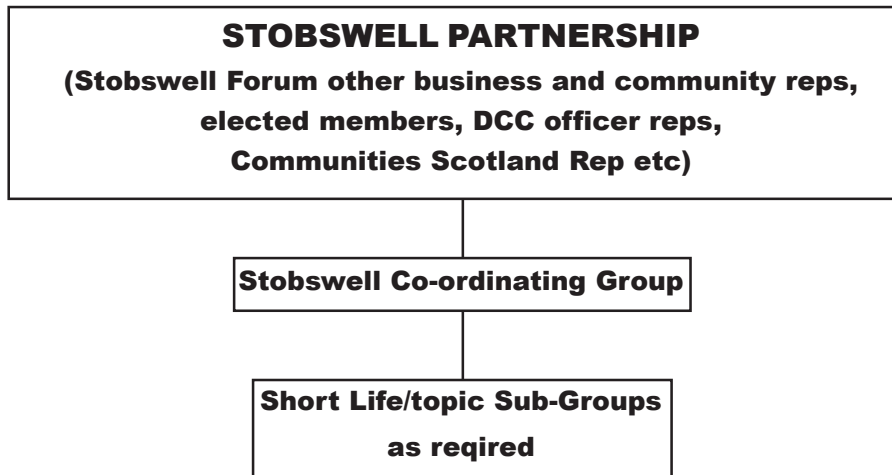
13 It is vital that both local people and the wider population are aware of the progress being made. Regular events will be held to celebrate progress and ensure that dialogue between the key stakeholders is sustained. An example is the Celebration in Baxter Park event which last year attracted around 5000 people. This is planned to continue as an annual event. Actions such as this

foster a stable, popular neighbourhood (objective k).

- 15 Marketing the neighbourhood will be undertaken on different levels. Straightforward marketing will be supported by "good news" stories in the local newspapers, inclusion of publicity in developers sales material and articles promoting good management and maintenance practice through the Tayside Solicitors Property Centre, as well as neighbourhood newsletters. A marketing plan will be produced with the assistance of the Marketing Manager (Economic Development Department). These actions are also vital to the promotion of the Spatial Framework and Environmental Investment Programme and will help demonstrate beneficial change (objective m)

7 IMPLEMENTATION AND DELIVERY

7.1 The structure below is recommended to manage the regeneration of Stobswell



The Stobswell Partnership will provide half yearly updates to the Building Stronger Communities Group of the Community Planning Partnerships.

7.2 Funding will be from:

- Vacant and Derelict Land Fund;
- DCC environment budget;
- DCC Housing Grant Budget;
- Communities Scotland Environmental Budget;
- Communities Scotland Housing Association Grant;
- Communities Scotland Wider Action Fund;
- DCC HRA private sector grants;
- SET;
- SIP grants;
- ERDF grants;
- Tayside NHS Trust Funding; and
- Private Sector Development Funding.

7.3 Appendix 1 indicates how individual projects are expected to be programmed and delivered.

APPENDIX 1 PHYSICAL DEVELOPMENT PROGRAMME

Site / project	Agency	Description	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	Comments
Housing Dev			18	43	19	28 12	x x		
1 Taybank Works	Private Dev	Housing for sale							
2 Taybank Works	Hillcrest Ha	Housing for rent							
3 Arthursstone Tce	Hillcrest Ha	Housing for rent							
4 Mains Loan / Eliza St	Private Dev	Housing for sale				28	x		
5 Erskine St / Arthursstone Tce	Home in Scotland	Housing for rent				12	x		
6 Arthursstone Tce	Abertay	Housing for rent				9	x		
7 Albert st / Victoria St	Servite HA	Housing for rent				38	x		
8 Erskine St / Dura St	Home in Scotland	Housing for rent					12	x	
9 Lillybank Works	Private Dev	Housing for sale				65	x		
10 Arbroath Rd (garage)	Private Dev	Housing for sale				22	x		
11 Erskine St depot	Private Dev	Housing for sale						12	
12 Crescent Lane	Private Dev	Housing for sale						8	
		Units	18	43	19	174	12	20	286
Streetscape									
13 Stobswell junction	DCC P&T NE Art. SET	Quality paving, street furniture Additional environmental work	£150,000	£100,000					
14 Dura St Car Park	DCC P&T NE Art.	Improved paving, recycling centre, trees	£300,000	£10,000					
15 Ferguson St C P	DCC P&T NE Art.	Improved paving, trees	£90,000						
16 Albert St	DCC P&T NE Art.	Build outs, parking spaces, trees, lights	£40,000						
17 Craigie st C P	DCC P&TCom Reg	Repair, enhance, add recycling centre					£60,000		
18 Langlands St CP	DCC P&TCom Reg	Integrate derelict site, landscape,						£120,000	
19 Dura St	SET	Re-alignment, paving street trees,				£60,000			
	Derelict Land Fund	Re-alignment, paving street trees,				£100,000			
	DCC P&TCom Reg	Pedestrian crossing				£30,000			
20 Dura St	SET	Boundary improvements				£20,000			
	DCC P&TCom Reg	Boundary improvements				£10,000			
21 Dura St / Dens Rd	Derelict Land Fund	Dens Metals, remediation, landscaping							
	Derelict Land Fund	Purchase, clear, landscape							
22 Harriet St	Derelict Land Fund	Purchase, clear, integrate with adjacent play area							
23 Dundonald St	Derelict Land Fund	Purchase, clear, integrate with adjacent play area							
	DCC P&TCom Reg	One way, traffic calm, widen footway, privacy, trees				£235,000			
24 Park Ave	Com Scot	One way, traffic calm, widen footway, privacy, trees				£235,000			

APPENDIX 1 PHYSICAL DEVELOPMENT PROGRAMME

Site / project	Agency	Description	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	Comments
25 Balmore St	DCC P&T Com Reg Com Scot	Paving, street trees					£50,000 £50,000 £150,000		
26 Baldovan Tce	DCC P&T Com Reg Com Scot	One way, traffic calm, widen footway, privacy, trees One way, traffic calm, widen footway, privacy, trees					£150,000 £125,000		
27 Morgan St	DCC P&T Com Reg Com Scot	One way, traffic calm, widen footway, privacy, trees One way, traffic calm, widen footway, privacy, trees					£125,000 £125,000		
28 Cardean St	DCC P&T Com Reg Com Scot	One way, traffic calm, widen footway, privacy, trees One way, traffic calm, widen footway, privacy, trees					£70,000 £70,000		
29 Baxter Park Tce	DCC P&T Com Reg Com Scot	One way, traffic calm, build outs, privacy, trees One way, traffic calm, build outs, privacy, trees					£50,000 £50,000		
30 Albert St	Com. Scotland	One way, traffic calm, build outs, privacy, trees Paving, street trees at Victoria St junction					£30,000		
31 All streets	Com Scotland DCC P&T	White Light White Light		£20,000			£45,000		
Shops									
32 Albert St/Dura St	DCC P&T FEES / Dundee hist env trust	Shop front enhancement grants	£25,000	£25,000	£25,000	£25,000	£25,000	£25,000	
33 Dura St supermarket	Private Dev	Small supermarket				x			
Tenements									
34 General	DCC Hsg grants	Security grants				£100,000	£100,000		
35 Park Ave	DCC Hsg grants	Back court grants				£100,000	£100,000		
36 Park Ave	Com Scot	Back Court Example Project			£22,000		£400,000		
37 Park Ave	Com Scot/Hillcrest	Contemporary Tenement refurb							
Site Preparation									
38 Eliza St / Dura St	Derelict Land Fund	Demolish for dev site					£100,000		
39 Erskine St / Dura st	Derelict Land Fund	Purchase, demolish for dev site					£215,000		
40 Lillybank works	Derelict Land Fund	Grant to demolish for dev site (retain frontage)					£200,000		
41 Albert St/Victoria St	Derelict Land Fund	Grant to demolish for dev site			£150,000				
42 Whalers Close	Derelict Land Fund	Purchase, clear, temp landscape for dev site				£240,000			
43 Erskine St Depot	Derelict Land Fund	Demolish, clear, for dev site				£50,000			
		Total (excluding housing dev)	£605,000	£155,000	£1,062,000	£1,250,000	£1,365,000	£385,000	£4,822,000

APPENDIX 1 SOCIO - ECONOMIC SUPPORT

Site / project	Theme	Agency	Description	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	Comments
Establish supervisory body Develop self sustain soc enterprise Marketing	Com planning	HIS, EcDev	widen community representation, meet bi-monthly to improve current levels of housing management & maintenance			x	x			
Deploy anti socialbehaviour team	Supporting people	Ec Dev DCC	promote positive image provide advice and support to combat a-s behaviour			x	x			
Deploy community wardens service	Supporting people	DCC	2 year project- a-s behaviour & env issues				x			
Availability of mediation McKay Smartmove project	Supporting people	DCC	referrals from a-s team - low level disputes							
NCH supported accomodation	Supporting people	NCH	Rent deposit guarantee scheme			x	x			
Positive Steps	Supporting people	Hillcrest	supported tenancies for young people							
Positive Steps	Supporting people	Hillcrest	homemaking /living skills support							
Dundee International Women's Centre	Supporting people	Hillcrest	vehicle maintenance, diy, gardening skills support							
Landlord Accreditation Scheme	Supporting people		Support for women from ethnic groups							
Neighbourhood Housing Management	Supporting people		Promote good housing management practice							
The Web Project	Supporting people		Promote good housing management practice							
Stobswell substance misuse wkg/group	Health promotion Health promotion		young people advice / support re drugs & alcohol co-ord role + family support worker							
Moss Model Pharmacy	Health promotion		Community pharmacy with health promotion							
Healthy Living	Health promotion		Promoted through GP's surgeries							
Local youth strategy	Young People		Range of youth initiatives							
Youth Achievement Award	Young People	NHSTayside/ Soc Wk	Recognising young people's achievements							
Stobswell Forum	Com capacity building	Com Dept	Recognise local representative group							
Community contact	Com capacity building	Com Dept	promoting community planning							
Landlords Forum			inclusion of landlords reps in steering group							
Community outreach centre		Com Scotland / Hillcrest	Referral point assisting residents to access services							
Arthurstone library		Com dept	increase usage of services							
Financial inclusion project		Hillcrest	Financial services to financially excluded people							
Dundee Credit Union		Hillcrest	Part time office in Stobswell- financial services							
Instep Digital I inclusion Project		Com Scotland	ICT advice/training to community and volunteer sector							
Family support wkg group	Children/ Lone parents	Soc wk	Sure start initiative							
Sure Start outreach worker	Children/ Lone parents		Pre school children							
Lone parents support worker	Children/ Lone parents		Information / advice to lone parents							

