

REPORT TO: HOUSING COMMITTEE – 27 OCTOBER 2014
REPORT ON: REDEVELOPMENT OF ALEXANDER STREET
REPORT BY: DIRECTOR OF HOUSING
REPORT NO: 381-2014

1. PURPOSE OF REPORT

This report seeks approval for the Council to enter into a Development agreement with Hillcrest Housing Association for the construction of new build council housing to contribute to the regeneration of the Hilltown outlined within the Hilltown Physical Regeneration Framework.

2. RECOMMENDATIONS

It is recommended that Committee approve the Council entering into agreement with Hillcrest Housing Association for the construction of new build council housing at Hilltown, Dundee.

3. FINANCIAL IMPLICATIONS

Provision of £3.045 million has been made within the five year Housing Revenue Account Capital Plan for the funding necessary to undertake the project.

4. MAIN TEXT

- 4.1. The Hilltown Physical Regeneration Framework (Article I of the minute of the Planning and Transport Committee of 14th January 2008, Report 661-2007) sets out the vision for the Hilltown that it will be a popular, safe, and attractive place to live with a positive identity and integrated housing tenure. The design and layout of new areas of housing and open space will ensure that the communities will be sustainable, inclusive and well connected socially as well as physically with neighbouring communities. The Council is now recommending the prioritisation of housing redevelopment on the Alexander and Derby Street sites.
- 4.2. Significant progress has been made in the regeneration of the Alexander Street and Derby Street sites with the demolition of the former council housing having taken place. There are now plans being developed for part of the Alexander Street site to be re-developed for new school, community and NHS facilities.
- 4.3. The redevelopment of the Alexander Street site will be prioritised. In line with the vision contained within the Framework the proposal is for the remainder of the eastern part of this site to be developed for social rented housing with possibly an element of shared equity housing or housing for mid market rent. The site will have capacity for up to 70 units of housing and the development of social rented housing will be recommended within the Strategic Housing Investment Plan 2014-2019.
- 4.4. The proposal is that development of the new housing would be delivered in partnership between the Council and Hillcrest Housing Association. Hillcrest Housing Association is prepared to direct its resources towards the development of social rented housing within the Hilltown and the Council has made provision within the current HRA Capital Plan for £3.045 million to be made available for new build council housing over 2015-2017 (Article II of the minute of meeting of the Policy and Resources Committee of 27th January 2014, Report 20-2014). Along with Scottish Government affordable housing supply subsidy, this would support the development of up to 40 units of new build council housing.

- 4.5. By the Council and Hillcrest Housing Association working together to deliver the new build housing this creates the opportunity for including housing for shared equity and mid market rent to ensure the best housing mix. The partnership approach will ensure best value and will avoid the duplication which would be involved if separate design and procurement processes were to be undertaken by both organisations.

5. POLICY IMPLICATIONS

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

The Chief Executive, Director of Corporate Services and Head of Democratic and Legal Services and all other Chief Officers have been consulted on the preparation of this report. No concerns were expressed.

7. BACKGROUND PAPERS

None.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

DATE: 15 OCTOBER 2014