

REPORT TO: RECESS SUB-COMMITTEE – 31 JULY 2000

REPORT ON: ARDLER NEW HOUSING PARTNERSHIP
REPURCHASE OF PROPERTIES AT PHASE 1D

REPORT BY: DIRECTOR OF HOUSING/DIRECTOR OF PLANNING AND
TRANSPORTATION

REPORT NO: **467-2000**

1. PURPOSE OF REPORT

1.1 To seek approval to repurchase five ex-council properties at Turnberry Avenue in Ardler.

1.2 Approval of this report will contribute to the City Council's Corporate objective to:
'Improve housing quality and choice'.

2. RECOMMENDATIONS

It is recommended that Committee:

2.1 Approve the repurchase of five ex council properties at 322,366,376,Rosemount Road and 563 and 587 Turnberry Aveue, Dundee.

2.2 Remit the Director of Economic Development to conclude the acquisition with the owners on a 'without prejudice' basis, based on the District Valuer's valuation and negotiations.

2.3 Remit the Director of Housing to award the appropriate financial and rehousing package (as detailed in Appendix I).

2.4 Remit the Director of Support Services to complete the necessary legal documentation.

3. FINANCIAL IMPLICATIONS

3.1 In this instance, to assist in trying to keep to the development timetable, it has been agreed in the Partnership has agreed to use the Non-Housing community facilities budget to purchase these properties.

3.2 Specific details as to these financial implications are outlined in an agenda note to this Committee which is in the confidential section of the agenda.

4. LOCAL AGENDA 21 IMPLICATIONS

4.1 Places spaces and objects combine meaning and beauty with utility

- reuse of derelict land/buildings

4.2 Settlements are 'human' in scale and form

- implementation of the Ardler New Housing Partnership community regeneration strategy.

5. EQUAL OPPORTUNITIES IMPLICATIONS

None

6. BACKGROUND

6.1 The Housing Committee of 20 October 1997 (Article III) instructed the Director of Housing to bring forward proposals for the redevelopment of Ardler at the appropriate time.

6.2 Since this time, a number of remits have been authorised, which support the development and implementation of the masterplan for regeneration of the estate. This agreement authorised the sale of sites 1C and 2 to Sanctuary Scotland Housing Association and Wimpey Homes (Scotland) respectively.

Redevelopment of these sites was to happen independently of the stock transfer and further redevelopments were planned in the event of a successful ballot to transfer the remaining properties in the estate to Sanctuary (Scotland) Housing Association.

Work by Sanctuary has started on site. Following a ballot of residents which is due to take place by the end of the year, the first site Sanctuary propose to develop is ID.

Costs for purchase of the properties as well as the home loss and disturbance payments can be met from the 2000/2001 non-Housing Community Facilities Budget. This will be offset by a (subsidy/grant allocation/receipt) from Scottish Homes 2000/2001 to the same value, which will ensure there is no reduction in the budget from the non-housing element.

6.3 Disposal of site 1c, a vacant site, to Sanctuary Scotland Housing Association, has facilitated the start of the new build programme. The first of these houses will be available for occupation during September 2000.

6.4 It is proposed that new build works on site 1B, also a vacant site, will commence this financial year.

6.5 The masterplan programme is based on the concept that, subject to a successful stock transfer ballot of tenants, existing properties earmarked for demolition will be vacated in a systematic manner working from east to west across the southern part of the estate. Therefore the first blocks to be demolished, following the ballot (if successful), will be 248-438 Rosemont Road and 387-607 Turnberry Avenue. These five owner occupied houses are contained in these blocks

6.6 Due to the need to expend New Housing Partnership funding before the end of March 2003, it is imperative that early action is taken to support the development programme and that proactive steps are taken to ensure that these properties can be demolished immediately following the ballot and rehousing of tenants

6.7 Normally negotiations to buy back properties can take anything from 6-12 months, or more. To delay commencement of this process until after the ballot would severely impact on the masterplan timescales delaying actual demolition works and expenditure of monies associated with both the demolition and the provision of new housing on the site.

6.8 In order to ensure that there are no delays to the masterplan programme it is recommended that negotiations commence with owners to buy back the five ex-council properties within this phase, as soon as possible.

7. BACKGROUND REPORTS

- 7.1** The Chief Executive, Directors of Economic Development, Finance, Support Services and Corporate Planning have been consulted.

ELAINE ZWIRLEIN
DIRECTOR OF HOUSING

SIGNATURE _____

DATE _____

MIKE GALLOWAY
DIRECTOR OF PLANNING & TRANSPORTATION

SIGNATURE _____

DATE _____

BACKGROUND PAPERS

Report to Housing Committee – 18 October 1999

APPENDIX I

COMPENSATORY PACKAGE FOR OWNERS AFFECTED BY REPURCHASE PROPOSALS

1. Director of Economic Development will enter into preliminary discussions to repurchase the five privately owned properties with the owners on a "**without prejudice**" basis, based on the District Valuer's valuation.
2. Statutory Home Loss payment, calculated at 10% of the owner's interest in the property, up to a maximum of £15,000 and a minimum of £1,500.
3. Statutory Disturbance Allowance as directed by the Director of Economic Development on an individual basis.