

**9 SITE OF HARRIS ANNEXE, 124 BLACKNESS ROAD, DUNDEE (AN13-2004)
SITE OF DUDHOPE RESOURCE CENTRE, DUDHOPE TERRACE, DUNDEE**

The Al-Maktoum Foundation as patrons of the Al-Maktoum Institute for Arabic and Islamic Studies have indicated a desire to establish a Cultural Centre in the Blackness area. Following an exhaustive search, the site at the former Harris Annexe was identified as the preferred location.

However, the Council was in discussion with Martin Alan Construction Ltd in relation to the site for a proposed housing development (Article X of the minute of meeting of this Committee of 14th January 2002 refers). To facilitate the foundation's enquiry Martin Alan Construction Ltd's interest was transferred to the site at the former Dudhope Resource Centre at Dudhope Terrace.

The Foundation is keen to establish a building which can be used by the whole community, on a multi cultural basis.

They have indicated that they envisage the development to be similar to one in Dublin but on a slightly smaller scale. Planning Permission will be required in respect of the proposal.

Accordingly it is recommended that the site be disposed of to Al-Maktoum Foundation at a price of £780,000 exclusive of VAT.

The site of the former Dudhope Resource Centre extends to 2.57 acres or thereby.

It is proposed to dispose of the subjects for housing development to West Residential Ltd the nominees of Martin Alan Construction Ltd (following restructuring of the latter company).

A price of £915,000 plus VAT has been provisionally agreed based on a development comprising 34 houses. That price is subject to adjustment should the number of houses granted Planning Permission vary from the 34 proposed.

This provisional agreement is recommended for approval.