

REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE – 24 SEPTEMBER 2001

REPORT ON: BAXTER PARK/STOBSWELL AREA - CONSULTANT'S BRIEF

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 464-2001

1 PURPOSE OF REPORT

- 1.1 This follows on from the reports on population trends and neighbourhoods in the city of March and December 2000 (Report Nos 95-2000 and 711-2000, respectively).
- 1.2 The purpose of the report is to seek approval for a contribution to the advancement of a study looking at a key neighbourhood within the city.

2 RECOMMENDATIONS

- 2.1 To recommend the Committee:
- a Agree to the City Council contributing £5,000 to the advancement of the Partnership Brief as prepared.
 - b Remit the Director of Planning and Transportation to proceed to tender for the study and report back on tenders received.
 - c Remit the Director of Planning and Transportation to report back to the Committee once stage 1 of the proposed study is undertaken.

3 FINANCIAL IMPLICATIONS

- 3.1 The Council's revenue contributions necessary for this study will be met from the Planning and Transportation Revenue Budget for 2001-2002. The total cost is £50,000 with Scottish Enterprise Tayside and Scottish Homes contributing £33,000 between them, and negotiations are currently underway to fund a £12,000 contribution from the Social Inclusion Partnership 2 Funding.
- 3.2 The funding is only for Stage One of the Study. Stage 2 funding will be dependent on the results of Stage One.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The environment within which people live and the way in which they can interact with their environment are recognised as key factors in relation to an individual's health, opportunities and self wellbeing.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 The brief contributes to the Council's desire that there are equal opportunities for people across the urban area as part of the Council's ongoing implementation of the Government social justice programme notably through advancement of Social Inclusion Partnership fund programme initiatives and to address the problems recognised as affecting communities within and across the city.

6 BACKGROUND

- 6.1 Report No 711-2000 identified 4 priority neighbourhood areas comprising geographically: the City Centre, Inner "Baxter" Suburb, Stobswell; Outer "Caird" Suburb; Ardler/St Marys/Kirkton/ Mill O' Mains and the Dundee Western Gateway (Western Edge). Work has been advancing in relation to these neighbourhoods as well as approaches for other parts of the city.
- 6.2 The intention in the Baxter suburb as stated in report no 711/2000 is to alter the housing profile through the creation of larger homes to accommodate the variety of modern family life. There will be some new larger accommodation created, along with some limited special needs units to assist with the balance of provision. A key element will be a focus on the large volume of tenement units, many of which date from pre 1919. Innovative approaches will need to be developed to tackle the amenity and condition of the remaining older tenement stock. It is not intended that the total number of units in this neighbourhood will increase greatly over the period of the strategy. It is also clear that new funding programmes (public and private) will be required to move this forward on any substantial scale. The development of a factoring scheme for private sector accommodation will also be pursued.
- 6.3 The approach to the Inner "Baxter" Stobswell area identifies a study to develop techniques and approaches suitable to address underperformance of this popular residential area.
- 6.4 It is considered necessary to undertake such a study to
- a Form a position on acquisition, gap funding and likely out turn costs;
 - b Link this to the Government's current national initiative in the Housing Improvement Task Force;
 - c Involve the Scottish Executive in advancing any solution strategy as part of a pilot looking to the regeneration of cities and urban areas across Scotland.
- 6.5 The brief for the study outlines 2 stages and the stages are as follows:
- Stage One
- a To establish the anticipated level and type of demand for housing in this neighbourhood by tenure, size and type under the current housing market and likely future, short and medium term trends without any substantial shift in policy or local intervention.
 - b To identify any 'gaps' between this anticipated scenario and what would be desirable for a sustainable inner city neighbourhood within the Dundee housing market area.
 - c To produce a 'masterplan', which will support the 'vision' for Stobswell that, is described in para 5 above. This will identify land use and 'mix' within the retail/residential/industrial and recreational sectors of the neighbourhood. It would also identify key sites that would be required to be secured within this masterplan.
 - d An assessment of achievable house prices and rents within a steady development of this plan (over a 5, 15 year and longer term periods).
 - e Outline costing for the achievement of this masterplan profiled over 5, 15 years and longer term, split between acquisitions and development, split between residential, industrial, streetscape, transport and recreational land uses.

- f Relationships of (b) and (d) above to estimate 'gap' funding required.
- g The study of all of the above should be used to establish a productive dialogue with key community interests in the study area. The consultants would be expected to contribute to this process.

Stage 2

Having allowed the sponsoring agencies to consider the implications of the first stage, and taking account of the views expressed, it would be intended to extend the commission to a more detailed study of the most appropriate implementation vehicles and processes to achieve the plan (as amended after discussion between the sponsors).

- a The phase would identify the contribution, which the following agencies/groupings could make up the achievement of the masterplan and the linked social and economic strategies for the city.
 - Existing and or/new housing priorities
 - Private Developers
 - Private Landlords
 - Mortgage Providers/Insurance Companies
 - Residents
 - Retails
 - Community council
 - Solicitor/Estate Agents
- b The implications for the City Council, Service Departments and the Partner agencies within the Dundee Partnership would need to be specified.

NB The contribution of established programmes will be identified separately by the partners, namely:

- Lottery funding for Baxter Park
- Traffic management proposals and investment
- Enhancement/Streets programme
- Repair and Improvement Grants for private housing
- Scottish Homes Development Programme
- City Council Housing Investment Programme
- c The identification of any remaining gaps in funding or process which are identified by the above.
- d A more detailed phased development programme, which maximises private investment while recognising the need to create a balanced, sustainable and working community.
- e A timetable of key events and milestones to achieve the vision and masterplan for the neighbourhood.
- f A strategy to support the local community through the change process.

6.6 A range of consultants were approached for expressions of interest. This has proven beneficial, reaffirmed the shape and extent of the study brief as appropriate and yet representing a challenge to the successful tender process appointed consultant.

6.7 Baxter/Stobswell is a neighbourhood encompassing areas of high quality housing, deprivation, blight and related problems but which still has a strong reputation, has many

facilities available to it that others do not and which with appropriate intervention could have a strong future.

- 6.8 The brief picks up on the work previously covered in the earlier Committee reports and reaffirms the vision as expressed for Stobswell "to build on the established character and attributes of this fine traditional victorian neighbourhood to create a vibrant and sustainable neighbourhood suitable to the demands of the 21st Century".

7 CONSULTATIONS

The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning, Director of Housing, Scottish Homes and Scottish Enterprise Tayside have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

None.

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