

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE -  
11 DECEMBER 2006**

**REPORT ON: THE DRAFT HILLTOWN REGENERATION FRAMEWORK**

**REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION AND  
DIRECTOR OF THE HOUSING**

**REPORT NO: 548-2006**

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of the Report is to seek approval for the Director of Planning and Transportation and the Director of Housing to proceed to engage with the communities, owners and interested parties upon the content of the draft regeneration framework for the Hilltown area.

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee:
- a approves the draft Hilltown Regeneration Framework as a basis for public consultation;
  - b remits to the Director of Planning and Transportation and the Director of Housing to engage and consult with the interested and affected parties upon the content of the draft framework and to report the findings to Committee; and
  - c approves the proposed landscaping works as an early action to improve the physical environment in key locations in the Hilltown.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 £75,000 is contained in the Planning and Transportation Department's 2006/07 capital Budget to meet the costs of implementing the proposed landscaping works between 264a and 288 Hilltown.

## **4 SUSTAINABILITY POLICY IMPLICATIONS**

- 4.1 The draft framework seeks to provide a basis to secure the residential and commercial sustainability of the Hilltown area. By creating a proactive partnership approach and fostering confidence within the existing communities for positive change, new residents, businesses and investors will be attracted to the opportunities of the Hilltown.
- 4.2 The draft framework proposes radical future change to the built environment of both the Maxwelltown and Derby Street areas, states the need for future investment in existing properties and makes suggestions for improvement and change. An analysis of the built environment context; the existing residential and commercial buildings, urban landscape and public amenity space, and the physical connections to other parts of Dundee ensures that the draft framework is in accordance with Dundee City Council's sustainability policy.

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 Particular consideration needs to be given to improve participation in the community life of the Hilltown. By using the engagement and consultation process of the draft framework as a discussion document to influence and direct positive future change it is hoped that those members of the community who attend consultation events will start to develop collectively and ultimately form a formally constituted group. No formally recognised community group as yet exists to cover the Hilltown area.

## **6 BACKGROUND**

- 6.1 The report by the Director of Housing to the Housing Committee of 21 June 2004 on physical regeneration in the Council Sector, report number 489-2004 refers, stated that "neighbourhoods and community structures in key areas of Dundee are being blighted by persistent long-term voids in council housing, housing of a type for which there is no expressed demand and which is uneconomical to retain and it is recognised that such physical regeneration must concentrate on maintaining the best residential neighbourhoods whilst encouraging initiatives in the less attractive neighbourhoods."
- 6.2 The 'At Risk Housing' declaration of Dundee City Council property at the Maxwelltown and Derby Street areas of the Hilltown presents the catalyst for a holistic regeneration and renewal approach of the wider Hilltown area. The draft Regeneration Framework, which forms the Appendix to this report, proposes a future form for the redevelopment of the Maxwelltown and Derby Street areas within the existing context of the Hilltown and identifies further opportunities for improvement in the built environment.
- 6.3 The proposals within the draft framework aim to significantly improve the physical environment of the Hilltown and create a safe and attractive neighbourhood by planning for permanent positive change. The framework:
- Includes an invitation for a partnership approach to collectively organise resources and demonstrate 'best value' for key partners.
  - Suggests redevelopment forms for the Maxwelltown and Derby Street areas.
  - Suggests a landscape strategy for the Hilltown area.
  - Provides a schedule of Buildings at Risk.
  - Provides a schedule of Redundant Commercial Premises.
  - Provides a schedule of Buildings for Strategic Improvement.
- 6.4 The draft framework will be used to consult with the residents of the Hilltown, the property owners of the area, Communities Scotland, and any other interested parties who can effect positive change.
- 6.5 The proposed landscaping plan between 264a and 288 Hilltown will address prominent areas of poorly designed soft landscaping along the Hilltown spine. The

proposals will be subject to consultation with the Top of the Hill Community Forum, and the adjacent businesses and residents.

## **7 CONSULTATIONS**

- 7.1 The Chief Executive, Depute Chief Executive Director of Finance, Depute Chief Executive Director of Support Services, the Director of Economic Development, and the Director of Leisure and Communities have been consulted and are in agreement with the contents of this report.

## **8 BACKGROUND PAPERS**

- 8.1 Housing Committee of 21 June 2004, report number 489-2004, 'Building Stronger Communities - Physical Regeneration in the Council Sector.'
- 8.2 Housing Committee of 18 October 2004, report number 665-2004. 'Building Stronger Communities - Physical Regeneration in the Council Sector.'

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