



City Chambers
DUNDEE
DD1 3BY

30th November 2012

Dear Sir or Madam

CITY DEVELOPMENT COMMITTEE

You are requested to attend a MEETING of the **CITY DEVELOPMENT COMMITTEE** which will be held in the City Chambers, City Square, Dundee on 10th December, 2012 to follow the meetings of the City Council, City Council as Fleming Trustees, Environment and Housing Committees called for 6.00 pm.

Yours faithfully

DAVID K DORWARD

Chief Executive

AGENDA OF BUSINESS

PART I - OPEN MEETING

1 DECLARATION OF INTEREST

Members are reminded that, in terms of The Councillors Code, it is their responsibility to make decisions about whether to declare an interest in any item on this agenda and whether to take part in any discussions or voting.

This will include all interests, whether or not entered on your Register of Interests, which would reasonably be regarded as so significant that they are likely to prejudice your discussion or decision-making.

2 ANGUS COUNCIL LOCAL DEVELOPMENT PLAN MAIN ISSUES REPORT AND ENVIRONMENTAL REPORT

(Report No 456-2012 enclosed).

3 NATIONAL PLANNING FRAMEWORK 3 AND SCOTTISH PLANNING POLICY – CONSULTATION BY THE SCOTTISH GOVERNMENT

(Report No 453-2012 enclosed).

4 DUNDEE CITY COUNCIL (VARIATION OF WAITING RESTRICTIONS) ORDER 2012 (AN202-2012)

Reference is made to Article V of the minute of meeting of this Committee of 27th February, 2012 wherein the Committee authorised the preparation of an Order introducing further measures to vary the provisions of numerous existing Waiting Restrictions Orders affecting Dundee.

The proposed Order was duly drafted and during the statutory consultation period no objections were received.

The Order was duly advertised and there were 132 objections, 131 of which have been withdrawn after the item relating to Wilkie's Lane was deleted from this Order. The other objection was received from Colliers International Properties Consultants Limited on behalf of Royal Mail in respect of Ivory Place/Ainslie Street/Baker Road. This objection has been maintained and copy correspondence sent to Group Leaders, Bailies Borthwick and Scott, and Councillor Macpherson.

The Committee is requested to make the Order despite the objection, and subject to the above amendment to Wilkie's Lane.

5 TENDERS RECEIVED BY CITY ARCHITECT

(Report no 433-2012 enclosed).

6 TENDERS RECEIVED BY CITY ENGINEER

(Report No 442-1012 enclosed).

7 PROPOSED NEW STREET NAME (AN203-2012)

The Committee is asked to approve the undernoted street name:-

Proposed Name	Ward	Location	Background
Bash Street	West End	Adjacent to 142/144 West Marketgait	To tie in with the "Beano" theme of the proposed children's soft play area and to celebrate the 75th Anniversary of the Beano in 2013 in the comic's hometown.

PART II - CONFIDENTIAL ITEMS

The Committee may resolve under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 6 and 9 of Part I of Schedule 7A of the Act.

8 GROUND AT CONSTABLE STREET/LOWER PRINCES STREET

9 GROUND AT THE ESPLANADE, BROUGHTY FERRY

REPORT TO: CITY DEVELOPMENT COMMITTEE – 10 DECEMBER 2012

REPORT ON: ANGUS COUNCIL LOCAL DEVELOPMENT PLAN MAIN ISSUES REPORT AND ENVIRONMENTAL REPORT

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 456-2012

1 PURPOSE OF REPORT

- 1.1 To advise Committee of the publication of the Angus Council Local Development Plan Main Issues Report and Environmental Report for a period of public consultation and respond on matters of interest to Dundee City Council as a neighbouring authority.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approves this report and Appendix as Dundee City Council's response to the Angus Council Local Development Plan Main Issues Report and Environmental Report.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising for the Council as a result of this report.

4 BACKGROUND

- 4.1 Angus Council has recently published the Local Development Plan Main Issues Report and Revised Environmental Report. The Angus Council Local Development Plan Main Issues Report is a key stage in determining the planning policy and guidance that will be included in the Angus Local Development Plan which will guide future development in Angus over the period to 2024. The Main Issues Report is not a draft plan but is designed to seek views on which policy and development options should be taken forward in the Angus Local Development Plan. The Appendix to this report responds to questions raised in the Main Issues Report that are relevant to Dundee City Council as a neighbouring planning authority.
- 4.2 The Environmental Report that accompanies the Main Issues Report details the Strategic Environmental Assessment that has been undertaken in relation to the Main Issues Report and indicates the likely significant effects that the Main Issues Report may have on the environment.

5 MAIN ISSUES REPORT

- 5.1 The Main Issues Report sets out what Angus Council believes are the most important issues for the future development of land in Angus. These issues concern where land should be made available for new homes and businesses and the infrastructure that will be required to service new development.
- 5.2 The TAYplan Strategic Development Plan (approved June 2012) requires that the majority of new development takes place within the principal settlements in Angus, with a focus on previously developed land and buildings. More specifically for Angus, the TAYplan Strategic Development Plan has established that land within the

settlements of the Dundee Core Area will be the first choice for the majority of future development. The only part of the Dundee Core Area that is within Angus comprises the existing settlements of Monifieth and Birkhill/Muirhead.

- 5.3 It is important to recognise that Dundee is an important service centre for Angus residents. In relation to the land which adjoins the Dundee Core Area (outwith or very close to the current development boundaries), the strategy of the Local Development Plan will be to avoid conflicts with the strategies of the emerging Dundee Local Development Plan and the TAYplan by making no new land allocations in this area. The existing site at Strathmartine Hospital will, however, remain a development opportunity, to support the re-use of listed buildings and the removal of substantial dereliction.
- 5.4 Whilst Dundee City Council are supportive of the re-use of listed buildings there is a need to be mindful of the scale of development at this location in terms of services, infrastructure and education provision. Any proposal to allocate significant greenfield land for housing associated with the reuse of listed buildings at Strathmartine Hospital would raise concerns in terms of TAYplan's strategy for the Dundee Housing Market. The proposed Angus Local Development Plan should therefore contain guidance on the appropriate scale of development for the Strathmartine Hospital site and ensure any greenfield land release is limited.
- 5.5 Dundee City Council is broadly supportive of the development strategy for the edge of Dundee as it is consistent with the approach of the emerging Dundee Local Development Plan and the TAYplan's overall requirement to ensure that land within settlements, and in particular previously developed land and buildings, is prioritised. This means that the development of sites within the existing boundaries of Monifieth and Birkhill/Muirhead will be prioritised.
- 5.6 Residential Development
- a The TAYplan requires the allocation of a generous land supply and takes forward national planning policy by identifying 960 units in the South Angus Housing Market Area (that part of the Greater Dundee Housing Market Area that falls within Angus). This is the number of new homes that should be built over the period 2012-2024. As the Angus Local Development Plan will cover 2014-2024 the estimated number of new homes required for the South Angus Housing Market Area is 840 units based on the Dundee and Angus Housing Land Audit 2011. This number is acceptable as it is over a 10 year period and is in accordance with TAYplan where the majority of residential development is concentrated within the Dundee Core Area.
- b The Angus Main Issues Report suggests that small and windfall sites are treated as additional to the housing land allowance and assumes this will account for any failure to develop the allocated sites. In terms of the windfall sites it is important that these sites are closely monitored and should not undermine the strategy of TAYplan. These sites should be small-scale brownfield sites within the existing settlements where they fall within the South Angus Housing Market Area. Sites coming forward through the Main Issues Report should be identified in the Proposed Angus Local Development Plan in order to minimise the amount of greenfield release.

- c A phased approach to housing land release for the South Angus Housing Market Area is also included. The number of new homes is 840 where the phasing for new sites would be 550 units between 2014-2019 and 290 units between 2020 and 2024. This number is acceptable as it is over a 10 year period.

5.7 Economic Growth

- a In terms of economic growth, the strategy of the Angus Local Development Plan will direct the majority of new employment-related development to the TAYplan principal settlements, whilst providing opportunities for the development of businesses that require a rural location.
- b The preferred Angus Council option is to identify long-term allocations of employment land in all of the principal settlements except the Dundee Core Area, where Dundee City Council propose to identify and safeguard large quantities of employment land within the city. A number of reasonable alternatives to the preferred spatial strategy are explored with more detailed issues and development options.

6 **POLICY IMPLICATIONS**

- 6.1 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.

7 **CONSULTATIONS**

- 7.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

8 **BACKGROUND PAPERS**

- 8.1 Angus Council Local Development Plan Main Issues Report and Environmental Report.

Mike Galloway
Director of City Development

Gregor Hamilton
Head of Planning

GH/SJ/KM

28 November 2012

Dundee City Council
Dundee House
Dundee

APPENDIX 1**QUESTIONS ON THE ANGUS MAIN ISSUES REPORT**

The Angus Main Issues Report asks a number of questions. This Appendix only responds to those that are relevant to Dundee City Council as a neighbouring planning authority.

Q3 Do you agree that new housing development on unallocated small and “windfall” sites should be considered as additional to new housing on allocated sites? Please explain your answer.

In terms of windfall sites it is important that these sites are closely monitored and should not undermine the strategy of the TAYplan where priority is given to the reuse of land within existing settlements before greenfield release. Sites coming forward through the Main Issues Report should be identified in the Proposed Angus Local Development Plan in order to minimise the amount of greenfield release.

Q4 Do you agree that the Angus LDP should not allocate land just to compensate for the possible failure of some sites to deliver new homes on expected timescales? Please explain your answer.

The Angus Local Development Plan should not allocated land just to compensate for the possible failure of some sites to deliver homes in expected timescales. There are a number of reasons for delay, including the state of the housing market. It is important that land release should be in accordance with and not exceed TAYplan.

TAYplan requires the allocation of a generous land supply by identifying 960 units in the South Angus Housing Market Area. The strategy for identifying additional sites should be to give priority to the reuse of brownfield land within existing settlements and to focus limited greenfield land release in line with TAYplan Strategic Development Plan Policy 4.

Q5 Do you agree that the housing land supply of the Angus LDP should be released in two phases during the 10-year plan period? Please explain your answer.

Dundee City Council agrees with the phased approach that proposes new housing sites for the South Angus Housing Market Area between 2014-2019 of 550 units and 290 units between 2020-2024. Phasing land release will provide continuity over the Plan period.

REPORT TO: CITY DEVELOPMENT COMMITTEE – 10 DECEMBER 2012

REPORT ON: NATIONAL PLANNING FRAMEWORK 3 AND SCOTTISH PLANNING POLICY – CONSULTATION BY THE SCOTTISH GOVERNMENT

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 453-2012

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek the Committee's approval for the Council's proposed response to the above Scottish Government consultation exercise.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee
- a Approves the proposed Council response to the above Scottish Government Consultation exercise.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising from this Report.

4 BACKGROUND

Proposed NPF 3

- 4.1 The National Planning Framework (NPF) sets the context for development planning in Scotland. It provides a framework for the spatial development of Scotland as a whole, and can designate developments of strategic importance to Scotland's future as 'national developments'.
- 4.2 The current National Planning Framework (NPF2) was published in 2009. It sets the spatial strategy for Scotland to 2030 as well designating 14 national developments of strategic importance to Scotland. These national developments include the Replacement Forth Crossing and the Commonwealth Games Facilities.
- 4.3 The Scottish Government has commenced preparation of NPF3. This will set out the Government's development priorities over the next 20 – 30 years. It is intended that the focus for NPF3 will be on supporting economic recovery and growth and the transition to a low-carbon economy. The aim is to publish NPF3 by 25 June 2014.
- 4.4 As part of the preparation process, the Scottish Government has issued a call for candidate national development sites. All national developments will make a significant contribution to Scotland's sustainable economic growth and will demonstrate this by satisfying a number of criteria as follows:

Mandatory

The development will be of more than regional significance.

National developments must also make a significant contribution to one or more of the following:

An 80% reduction in emissions by 2050.

Achieving the aims of the Zero Waste Plan.

The Scottish Government's Renewable Energy targets.

Skills development, reducing unemployment and job creation.

Strengthening Scotland's links with the rest of the world.

Improving our digital, transport, utilities or green infrastructure networks.

Adapting to or mitigating the effects of climate change.

Improving the quality of the built or natural environment.

- 4.5 The Government is keen that proposals for candidate national developments are brought forward early to allow wide consultation and proper consideration before the Main Issues Report.

Candidate National Developments

- 4.6 In relation to the Dundee context it is considered that two projects could potentially fulfil the requirements for candidate national development status.

Dundee Waterfront Development.

A90 Upgrade through or around Dundee.

Both of these projects have the potential to satisfy the requisite criteria as described in paragraph 4.3 above.

- 4.7 The Scottish Government indicates that; 'The purpose of the national development designation is to establish the need for those developments in order to facilitate the developments through the subsequent consenting processes. Development which already has consent will not generally require national development status. Where a national development needs planning permission it will be processed by the relevant planning authority, in the first instance, using the same procedures as for major developments.'
- 4.8 While the V&A Development itself will already be passed this stage of the process by the time NPF3 is published (June 2014) it is still considered that there are many more elements to the wider Waterfront Development Project for which this status would be beneficial.

Dundee Waterfront Development

- 4.9 In 2008 the Dundee Central Waterfront Project was identified by the Scottish Government as a 'Nationally Impacting Economic Growth Project'. The principal reason for this was that the Dundee Central Waterfront Project was defined as a 'Transformational Project'. Whilst the Central Waterfront is the focal point of the project, the entire Dundee Waterfront Project spans 240 hectares of land stretching 8km along the River Tay. It is a strategic, focussed and forward-looking project that

is propelling the city to international acclaim. The economic value of the wider Waterfront project is over £1 billion.

- 4.10 The Dundee Waterfront Project will provide a range of opportunities for developers, investors and a wide range of business ventures in what is shaping up to be one of Western Europe's most extensive and transformative waterfront projects and amongst Scotland's biggest regeneration projects.

A90 Upgrade Through or Around Dundee.

- 4.11 The A90 Upgrade through or around Dundee has been identified as a key strategic project by TACTRAN (Tayside and Central Scotland Transport Partnership). It will reduce conflict between strategic and local traffic in Dundee, and improve connectivity between Aberdeen, the Central Belt and within and through the region. It will also contribute significantly to reducing journey times between the Central Belt and Aberdeen, as well as improving public transport efficiency in Dundee.
- 4.12 As such, the project is clearly an important part of the strategic road network and would make a major contribution to improving the national transportation network.

Full details of both proposals are contained in Appendix 1 of this Report.

Scottish Planning Policy (SPP)

- 4.13 The Scottish Government is also consulting on a review of Scottish Planning Policy (SPP) as part of the modernising the planning system process. The timescales align with the review of the National Planning Framework. The documents are being reviewed in parallel but will remain separate.
- 4.14 Reviewing them at the same time enables connections to be made between **where** the Government wants to see development (the NPF) and **how** it wants to see it delivered (the SPP). Engagement on both documents at the same time is intended to be more productive and more efficient. The intended outcome will be an improved, up-to-date and robust national basis for enabling development.
- 4.15 Scottish Planning Policy is a statement of Scottish Government policy on nationally important land use matters. The current SPP was published in February 2010. It consolidated a series of topic specific policy statements into a single, more concise statement. The SPP contains:
- An overview of the key components and overall aims and principles of the planning system;
 - Cross-cutting policies on sustainable economic growth, community engagement and sustainable development;
 - Subject specific policies on: economic development, town centres and retailing, housing, rural development, coastal planning, fish farming, historic environment, landscape and natural heritage, open space and physical activity, green belts, transport, renewable energy, flooding and drainage, waste management, minerals, on-shore oil and gas, surface coal mining and communications infrastructure; and
 - Sets out the desired outcomes from the planning system, including the creation of high quality sustainable places, and increased sustainable economic growth.

Detailed comments on the SPP are contained in Appendix II of this Report.

- 4.16 The next stage of this process for the proposed candidate national developments to be submitted to the Scottish Government for consideration by 14 December 2012. After that the Scottish Government intend to publish a Mains Issues Report for consultation in March 2013.
- 4.17 In this Report issues will be identified, and explored through identification of a preferred option and alternatives. A preferred list of national developments will be provided for discussion, together with reasonable alternatives.

5 POLICY IMPLICATIONS

- 5.1 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

- 6.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 National Planning Framework 2 - Scottish Government 2009
- 7.2 National Planning Framework 3 – Consultation Scottish Government 2012
- 7.3 Scottish Planning Policy – Scottish Government 2010
- 7.4 Scottish Planning Policy – Consultation Scottish Government 2012

Mike Galloway
Director of City Development

Gregor Hamilton
Head of Planning

GH/IJ/ES

28 November 2012

Dundee City Council
Dundee House
Dundee

APPENDIX I

CANDIDATE NATIONAL DEVELOPMENTS

Dundee Waterfront Development

In 2008 the Dundee Central Waterfront Project was identified by the Scottish Government as a 'Nationally Impacting Economic Growth Project'. The principle reason for this was that the Dundee Central Waterfront Project was defined as a 'Transformational Project'.

The transformational impacts of the Waterfront Project were predicated on its potential to contribute to the competitiveness of the Dundee City Region across a broad range of sectors. Indeed, the wider regional economic impacts of the Dundee Waterfront Project were acknowledged in the award by the Scottish Government of a total of £34million of City Growth Fund monies from 2003/2012. Those regional impacts are also acknowledged by the surrounding local authorities of Angus, Fife and Perth and Kinross Council in their support.

The £0.5 billion Central Waterfront development is the focal point of the project. With ambitious plans involving the demolition of bridge ramps, roads and buildings, which previously separated the city centre from the waterfront. In their place, a new grid iron street pattern, green civic space and attractive boulevards are reconnecting the city with the waterfront to produce a stunning space that will be dominated by the award-winning V&A at Dundee building situated next to Captain Scott's ship RRS Discovery.

Dundee train station is well positioned in the central waterfront. Station improvements and the enhancement of the outside arrival space are planned to accommodate the increasing travel to the city by commuters and visitors. The V&A's new £45 million outreach building, V&A at Dundee, is due to open in 2015 with projected visitor numbers of 500,000 in year 1 (2015). New hotels, office, residential, accommodation, cafes, restaurants and retail outlets are required to support the expanding city.

Whilst the Central Waterfront is the focal point of the project the entire Dundee Waterfront Project spans 240 hectares of land stretching 8km along the River Tay, is a strategic, focussed and forward-looking project that is propelling the city to international acclaim. The economic value of the wider Waterfront project is over £1 billion.

It is expected that a further 7,000 jobs are created through the wider waterfront project which is focussed on 5 key geographic zones which include the Park, Seabraes, City Quay, the Port and the above mentioned Central Waterfront. Each of the above zones will seek to accommodate expanding industry sectors such as life sciences, creative industries, renewables and customer services.

As well as the Port, Dundee Airport represents a vital link between the City, its hinterland and major commercial centres both in the UK and potentially Europe and beyond. Dundee Airport is a key element of the Waterfront Project providing linkages essential for successful commercial enterprises. This is now even more critical following the recent loss of regular services to Belfast and Birmingham and the need to sustain the facility ahead of the Waterfront and V&A developments that are expected to strengthen demand.

The Dundee Waterfront Project will provide a range of opportunities for developers, investors and a wide range of business ventures in what is shaping up to be one of Western Europe's most extensive and transformative waterfront projects and one of Scotland's biggest waterfront regeneration.

A90 Upgrade through or around Dundee

At present, traffic on the strategic A90 road linking the Central Belt to the North East of Scotland is required to pass through Dundee where it meets with major conflict from local traffic, particularly at peak commuting periods. This is most pronounced at the junctions with Riverside Drive (Swallow), Strathmartine Road and Forfar Road.

Resolution of this conflict can only be achieved through major improvement to these junctions within the City, or by a new route leaving the current road to the west of the City and re-joining it to the north, bypassing Dundee.

The A90 Upgrade through or around Dundee has been identified as a key strategic project by TACTRAN (Tayside and Central Scotland Transport Partnership) for a number of reasons. It will reduce conflict between strategic and local traffic in Dundee. It will improve connectivity between Aberdeen, the Central Belt and within and through the region. It will also contribute significantly to reducing journey times between the Central Belt and Aberdeen as well as improving public transport efficiency

As such the project is clearly an important part of the strategic road network and would make a major contribution to improving the national transportation network.

APPENDIX II

SCOTTISH PLANNING POLICY (SPP)

Scottish Planning Policy is a statement of Scottish Government policy on nationally important land use matters. The current SPP was published in February 2010. It consolidated a series of topic specific policy statements into a single, more concise statement.

While the current SPP significantly reduces and condenses Government advice from the previous 21 separate, topic specific, Planning Policy documents it superseded, it still represents a considerable amount of guidance to be taken into account. Dundee has recently completed its preparation of a new Proposed Local Development Plan for the City and experience through that process would suggest that further reduction in the amount of advice provided would be appropriate.

The amalgamation of the former SPPs, particularly the subject specific policies, has led to an imbalance in the amount of advice provided where it would appear that some topics are gone into in great detail whereas others and arguably more important subjects, are seemingly given less prominence.

It is felt, therefore, that the SPP would be more beneficial if it concentrated on a lesser amount of 'core' areas and progressed these in more detail. An example of this would be how it deals with Place making and the Quality of the Environment which are felt could be developed more and linkages with other documents highlighted.

The subject of retailing and town centres is felt to provide valuable guidance but could be more concise and a bit more up to date to deal with the issue of the rise of on line retailing and how traditional town centres have to adapt to provide a wider attraction and experience.

More emphasis should be placed on the importance of 'brownfield' development and its contribution to the regeneration process, particularly the opportunities to link difficult sites to compulsory purchase powers to bring these forward.

There has, in the past, been the suggestion that 'Model Policies' could be provided for areas that affect more than one Local Authority so that there is a conformity and confidence both for Local Authorities and developers and to avoid these having to be scrutinised through separate examination processes.

REPORT TO: CITY DEVELOPMENT COMMITTEE - 10 DECEMBER 2012

REPORT ON: TENDERS RECEIVED BY CITY ARCHITECT

REPORT BY: CITY ARCHITECT

REPORT NO: 433-2012

1 PURPOSE OF REPORT

1.1 This report details tenders received and requests a decision on acceptance thereof.

2 RECOMMENDATION

2.1 Approval is recommended of (1) the acceptance of the tenders submitted by the undernoted contractor and (2) the undernoted total amount, including allowances for the project.

Project Reference Project Description	Contractor	Tender Amount	Total Amount	Finance Available
12-6029 - Rockwell School - Decant Works for Harris Academy	Environment Department (Construction Services)	£843,578.00	£1,081,417.00	£1,081,417.00
12-2310 - Rockwell School - Removals for Harris Academy Decant	Dundee Removal Services Ltd, Dundee	£92,750.00	£95,050.00	£95,050.00
12-2311 - Balgarthno Road Primary School – Removals	Dundee Removal Services Ltd, Dundee	£28,400.00	£29,400.00	£29,400.00
			£1,205,867.00	

3 FINANCIAL IMPLICATIONS

3.1 The Director of Corporate Services has confirmed that funding for the above project is available as detailed on the attached sheets.

4 POLICY IMPLICATIONS

4.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. Any issues are detailed on the attached sheets.

5 CONSULTATIONS

5.1 The Chief Executive, Director of Corporate Services and the Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report. The Client Department have also been consulted.

6 BACKGROUND PAPERS

6.1 Unless stated otherwise on the attached sheets, there are no background papers of relevance to this report.

7 FURTHER INFORMATION

7.1 Detailed information relating to the above Tenders is included on the attached sheets

7.2 The construction works in this report have been procured using the general guidance contained in the following documents approved by the Council:

- a Report 148-2003 - Partnering Guidelines for Construction Projects;
- b Report 356-2009 - Construction Procurement Services; and
- c Standing Orders - Tender Procedures of the Council.

Mike Galloway
Director of City Development

Rob Pedersen
City Architect

RP/AM/MM

28 November 2012

Dundee City Council
Dundee House
Dundee

CLIENT	City Development		
PROJECT NUMBER PROJECT PROJECT INFORMATION	12-6029 Rockwell School Decant works for Harris Academy The works comprise internal and external refurbishment works to enable Rockwell School to function as Harris Academy during the 3 year decant period.		12-2310 Rockwell School Removals for Harris Academy Decant The works comprise the removal of furniture and equipment etc from Harris Academy to Rockwell School.
TOTAL COST	Several Works Allowances Total	£843,578.00 <u>£237,839.00</u> £1,081,417.00	Several Works Allowances Total
			£92,750.00 <u>£2,300.00</u> £95,050.00
FUNDING SOURCE	Capital		Capital
BUDGET PROVISION & PHASING	2012/2013 to 2013/2014 None	£743,000.00	2012/2013 None
ADDITIONAL FUNDING	Balance to be met from the overall allowance within the Capital Estimates	£338,417.00	Balance to be met from the overall allowance within the Capital Estimates
			£95,050.00
REVENUE IMPLICATIONS	Annual capital financing costs	£72,930.00	Annual capital financing costs
			£6,410.00
POLICY IMPLICATIONS	There are no major issues.		There are no major issues.
TENDERS	There are no major issues. Negotiated project: Environment Department (Construction Services)		There are no major issues. Partnering project: Dundee Removal Services Ltd, Dundee
		£843,578.00	£92,750.00
RECOMMENDATION	Acceptance of offer.		To accept the lowest tender from
ALLOWANCES	Work to Technical Labs Professional Services Utility Upgrade for Temporary Classroom Units Total	£20,000.00 £117,839.00 <u>£100,000.00</u> <u>£237,839.00</u>	Professional Services Total
			<u>£2,300.00</u> <u>£2,300.00</u>
SUB- CONTRACTORS	This report does not include the provision of the temporary classroom units, which shall be reported to a later Committee once the tender process has been completed. None		None
BACKGROUND PAPERS	None		None

CLIENT	City Development	
PROJECT NUMBER PROJECT PROJECT INFORMATION	12-2311 Balgarthno Road Primary School Removals The works comprise the removal of furniture and equipment etc from St Clements, Charleston and Lochee Primary Schools to Balgarthno Road Primary School.	
TOTAL COST	Several Works Allowances Total	£28,400.00 £1,000.00 <u>£29,400.00</u>
FUNDING SOURCE BUDGET PROVISION & PHASING ADDITIONAL FUNDING	Capital 2012/2013 None	 £29,400.00
REVENUE IMPLICATIONS	Annual capital financing costs	£0.00
POLICY IMPLICATIONS	There are no major issues	
TENDERS	There are no major issues Partnering project: Dundee Removal Services Ltd, Dundee	
RECOMMENDATION	Acceptance of offer	
ALLOWANCES SUB- CONTRACTORS	Professional Services Total None	 <u>£1,000.00</u> <u>£1,000.00</u>
BACKGROUND PAPERS	None	

REPORT TO: CITY DEVELOPMENT COMMITTEE – 10 DECEMBER 2012
REPORT ON: TENDERS RECEIVED BY CITY ENGINEER
REPORT BY: CITY ENGINEER
REPORT NO: 442-2012

1 PURPOSE OF REPORT

1.1 This report details tenders received and requests a decision on acceptance thereof.

2 RECOMMENDATION

2.1 Approval is recommended of (1) the acceptance of the tender submitted by the undernoted contractor and (2) the undernoted total amount, including allowances, for the project.

Project Reference	Project Description	Contractor	Tender Amount	Total Amount	Finance Available
P12071	Lochee Physical Regeneration Highgate Redevelopment Infrastructure Works	Tayside Contracts	£378,479.43	£535,000.00	£535,000.00
Total			£378,479.43	£535,000.00	£535,000.00

3 FINANCIAL IMPLICATIONS

3.1 The Director of Corporate Services has confirmed that funding for the above project is available as detailed on the attached sheet.

4 POLICY IMPLICATIONS

4.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. Any issues are detailed on the attached sheets.

5 CONSULTATIONS

5.1 The Chief Executive, Director of Corporate Services and the Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

6 BACKGROUND PAPERS

6.1 Report No 25-2012 City Development Committee – 23 January 2012 – Redevelopment Plan for the Highgate and Adjacent Sites, Lochee. And Report No 196-2012 City Development Committee – 25 June 2012 – Tenders Received by City Engineer – Highgate Lochee – Demolition.

7 FURTHER INFORMATION

7.1 Detailed information relating to the above Tenders is included on the attached sheets.

Mike Galloway
 Director of City Development

Fergus Wilson
 City Engineer

Dundee City Council
 Dundee House
 Dundee
 28 November 2012

CLIENT	CITY DEVELOPMENT	
PROJECT NUMBER PROJECT PROJECT INFORMATION	P12071 Lochee Physical Regeneration Highgate Redevelopment Infrastructure Works Provision of a new road and associated footpaths to connect Aimer Square/Balgay Street to Lochee High Street and the refurbishment of the existing car park at Sinclair Street East	
TOTAL COST	Contract	£378,479.43
	Non Contract Allowances	£96,520.57
	Fees	<u>£60,000.00</u>
	Total	£535,000.00
FUNDING SOURCE	Vacant and Derelict Land Fund	£310,000.00
	DCC Capital Plan Roads Infrastructure 2012/13	£225,000.00
BUDGET PROVISION & PHASING	<u>2012/13</u> £535,000.00	
ADDITIONAL FUNDING	None	
REVENUE IMPLICATIONS	None	
POLICY IMPLICATIONS	The Lochee physical regeneration framework was approved in 2008 as the foundation to secure commitments and resources that would enable the long-term regeneration of Lochee. The framework identified that the poor quality of the physical environment and negative perceptions of Lochee, particularly in the district centre and adjacent areas was the result of poor quality housing stock a high number of vacant retail units, a lack of modern retail opportunities, as well as issues of accessibility and transportation connections etc. This project seeks to address some of these issues through the provision of basic roads infrastructure to stimulate development.	
TENDERS	As part of a Partnering Project approved by the Chief Executive the following offer was received:	
	<u>Tenderer</u>	<u>Tender</u>
	Tayside Contracts	£378,479.43
RECOMMENDATION	To accept the offer from Tayside Contracts	
ALLOWANCES	Contingencies	£41,520.57
	Public Utilities	£55,000.00
	Professional Fees	£59,000.00
	CDM Co-ordinator	<u>£1,000.00</u>
	Total	£156,520.57
SUB-CONTRACTORS	Land & Building Services Limited	
BACKGROUND PAPERS	None	