

Minute of the Lochee Community Planning Partnership meeting held on

21st November 2023 at 1pm in West District Housing Lounge

Present:	Cllr Charlie Malone	Dundee City Council (DCC)
	Michael McLaughlin	Chair- DCC
	Stephen Page	Planning Service- DCC
	David Milton	Hillcrest Housing Association
	Patricia Phinn	Community Rep- Lochee Tenants & Residents Assoc
	Stewart Steen	Housing Service- DCC
	Sarah Anderson	Planet Youth- Children & Families Service- DCC
	Pam Nesbitt	Children & Families Service- DCC
	Una Milne	Community Rep- Lochee Regeneration Forum
	Gillian Lamb	Anti-social Behaviour Team- DCC
	Lewis Duncan	Scottish Fire and Rescue Service
	Neil Brady	Environment service- DCC
	Mike Welsh	Communities officer – DCC

Apologies: Cllr Wendy Scullin, Cllr Roisin Smith, Cllr Siobhan Tolland, Lali Tudela, Bill Batchelor.

<u>1. Minute of the last meeting- 29 August 2023</u>	<u>Action</u>
Michael welcomed everyone to the meeting and introductions were complete. The minute of the last meeting was agreed as a correct record.	
<u>2. Matters arising</u>	
<u>2.1 Lochee.org</u> – Mike reported that a web designer had been asked to support improvements to the web site. He indicated that, as yet no improvement had been noted and he agreed to look into this.	Mike
<u>2.2 Trees in the Lochee High Street</u> – Neil reported that colleagues Jay Grant and Catherine Conroy were investigating funding and discussions on the viability of both the trees and the planters were ongoing with Doug Farnan of the city engineers. Discussion was held on this and it was agreed that any future plans should involve the various active stakeholders (Alison, Heather, Una, St Marys PS, Hub) involved in the maintenance of the planters. Stephen also noted an interest (see below).	Neil/ Stephen
<u>2.3 City Fibre</u> – Michael reported that David Robertson from Roads Maintenance partnership was investigating various incidents throughout the city which needed remedial works, including Lochee High Street. It was felt that there was a need to get all stakeholders together to look at how compensatory action can be invested into the general improvements of the planned built improvements in the High St as mentioned above.	Michael
<u>2.4- Older people and their needs in the Lochee ward-</u> Mike reported that he had drafted a consultative questionnaire which had been trialled recently with older people’s groups in Charleston Community Centre. This was created following the LCPP’s agreement to study further the needs of this significant group living in the ward. The results were encouraging, so the plan is to take the consultation to other groups in community buildings and place the form online through the IYN Lochee facebook page. This will be rolled out in the early part of 2024.	Mike

Stewart suggested using the various sheltered housing facilities in the ward, in addition to the various churches in the ward.

3. LCP Theme- Lochee High Street and district centre improvements

Michael introduced both David and Stephen who provided an input on work from their organisational viewpoint as follows;

David Milton- Hillcrest Housing Association- David outlined the work being undertaken on sites in Lochee and potential works in the pipeline for future housing projects. He reported that two sites are presently in the process of development with the ex-Park Hotel site about to see a development of 18 flats and the Burnside Mill which will hopefully see a start on site in January 2024. He indicated that a lot of work had been undertaken on the mill and he was keen to have discussions with the local resident's group about potential planning gain. Patricia mentioned that the previous owner had offered a development gain to the local community garden which would see an extension to the existing facility.

In addition, David added that sites at the ex-St Marys infant school & child & family centre, Lochee High St, St Lukes church and Bank Street were under investigation. Unfortunately factors such as potential connection to wastewater/ sewerage sources, cost of site development and topography were slowing the development process down. In response to a question from Councillor Malone, David indicated that Hillcrest did not own any of these sites so potential short/ medium-term use is not in their control. It was agreed that connections would be established between the residents' group (Patricia) and David to allow discussions to continue.

Mike

Stephen Page- Planning team- DCC- Stephen reported on works he has started as part of the Dundee City Council district improvement grant. In particular, he reported that two shop units owned by DCC are proposed for upgrading, once approved by committee. In addition, an environmental project to improve the area outside the library/ old Bank is proposed and will see roadway enhancements, new permanent planters and as a result will have more defined pathways for pedestrians. A discussion was held on the connection to the earlier proposal to improve all planters in the street with a concentration of planters in the areas where stakeholders maintain these assets. It was agreed to have a plan once all stakeholders have discussed this improvement.

Stephen

Stephen added that he has also prepared a bid for 500k Scottish Government funding in connection with the points raised by David on unlocking sites in Bank St and St Lukes church. The vacant and derelict land funding would pay for remedial underground works to increase capacity in the sewage network enabling Scottish Water to provide permission which would potentially allow a planning application to proceed. The outcome of this bid would be announced in January 2024.

4. Local Community Plan (LCP)

4.1 –Lochee Walkabouts– Mike shared the report and pointed out key points identified on the walkabout including;
Development sites and resident concerns over lack of progress,
Need for an improved pathway along the old railway line to allow safer pedestrian/ cycling access to schools from the west and improvements for the potential heritage trail which is intended to point out several places of note in this area,
Lack of a community facility in the Lochee area,

There is a need for a pedestrian access link to the Stack from the retail park.

A discussion was held on the potential for the development of the heritage story and assets in the area. Una reported on progress and the aspiration to finish the first phase of the heritage trail before reflecting on further work.

4.2- Menzieshill Walkabout- Mike shared this report and indicated that the residents from the community action group took the partners around the Yarrow Terrace, Tweed Crescent and Forth Crescent. Points highlighted included the lack of residents parking facilities, poor presentation of waste recycling/ euro bins facilities for residents and overgrown trees. In addition, a request had been made to investigate the use of lock-ups in order that more flexible parking facilities can be available.

Stewart responded on this point and reported that a city-wide review of the DCC housing section's lock-ups is ongoing at present. He indicated that there are 477 lock up garages owned by DCC of which 178 are empty. Out of the occupied amount, 86 are rented by tenants and the remainder are non-DCC private lets. He added that City Development and housing staff will undertake joint inspections over the next few months and identify properties in need of repair. Stewart pointed out that any unsustainable buildings will likely be demolished and car parking facilities built, but consultation will be held as appropriate.

4.3- Future Walkabouts- Mike added that both Charleston and Beechwood resident's groups were keen to host a walkabout. In addition, he added that Menzieshill CAG would like to complete its coverage of the areas missed in the one above. He agreed to organise these in the Spring period.

4.4- Planet Youth- Sarah Anderson- Sarah reported on the roll-out of the Planet Youth approach to working with young people using a substance use prevention model. She indicated that planning is working towards covering people attending both Harris Academy and St Johns High School, following a successful start in the Strathmartine ward. She added that a survey of S3/ S4 pupils had been undertaken to establish data on attitudes to substance use and misuse and that this data will be available soon.

She outlined plans for briefings with senior leaders and a community summit in the near future to plan out how the next phase would operate and in which ways local stakeholders wished to participate. It was anticipated that the Lochee CPP would play an integral role in this, but any conclusions would be reached following the planned consultative phase. It was agreed to invite Sarah to the next meeting of the LCPP in February.

5. Working group updates

5.1- Community Safety Working group- The notes were circulated for information. Mike pointed out that the group was focussing on how collaborative approaches to support for vulnerable young people were attempting to improve outcomes.

5.2 – LCPP substance misuse group – Mike reported that, following the approval by the Alcohol and Drug partnership of £12,000 to all wards in the city, the working group had worked to fund projects that matched the themes identified as needed for the lochee ward ie family support, support for those with mental health issues, engaging people disconnected from services and improving facilities for projects seeking to encourage or host recovery work. Mike pointed out that the mental health

Mike

Mike

support tasters had started in Menzieshill Community Hub and the central Lochee area and would morph into a mindfulness course for those benefiting participants. In addition, a Menzieshill Families project is planned to start soon. This will be targeted towards families identified by staff in local nurseries and the community centre. The other projects were a family's cinema/ engagement project operated by school and family development workers and a Lochee family project which is expected to start in 2024. The partnership endorsed these awards.

5.3 – Families working group – the minutes of this group had been circulated. One outcome of the latest meeting is the hope that other stakeholders can be encouraged to attend future meetings. Mike referenced the aspiration to replicate the successful WM2U funded Charleston family group in all areas utilising the ADP funding. Patricia asked where the group would operate in Lochee and Mike thought the community hub was a feasible option, although discussions with a number of hosts are needed before this is decided.

Councillor Malone enquired into the operation of the Lochee Community Hub as a number of constituents had raised concerns about limited opening hours. Mike replied that Lali from DVVA had forwarded an update in which she reported that a two-week closure will coincide with a period of consultation in January. Plans for the future direction of the hub will be based on the results of this work and Mike pointed out that a new project leader had recently started so that may see the facility being open for longer hours. The project manager's name is Brogan Connolly.

6. Service Updates

6.1 – Scottish Fire and Rescue Service –Lewis reported that the station manager's report was previously circulated. There were no questions and the service was thanked for the information.

6.2- Housing report- Stewart referred to his earlier points about the lock-ups review. In addition, he reported that attempts are being made to overcome the problems encountered in bringing the Adamson's court lounge back into community operation. This is in the process of procurement at present.

He added that the annual rent consultation is live at present and tenants are being encouraged to choose from various options of how much they feel would be an adequate rise in payments. He pointed out that the options are 3.5%, 3.7% and 4%. In addition, discussion is being held with sheltered housing tenants on a proposed rise in their charges.

He also pointed out that a pre-application pilot being operated in Charleston is being modified at present. He reported on the process and that it values good tenants, so he is hopeful it will pay dividends over time. Finally, he reported on a renewed acquisition policy enacted by DCC which will see ex-DCC properties bought back into the city's housing stock. In addition, and where appropriate standards are met, properties will be bought from the open market. This has been exemplified recently with 20 houses bought from H &H properties in Kirkton.

6.3- Lochee Regeneration Forum- Una reported on the forum's decision to recently allocate a relatively large amount to a proposal to refurbish the Spey Drive play area in Menzieshill. She explained that the forum had gone on a tour of the ward last year and had identified that this park in particular was in need of improvement. It is anticipated that this work will start in mid to late 2024.

6.4 - Voluntary Sector Report – Lali had passed on her written report, on which the partnership acknowledged the previous points on the operation of the community hub. No further points were raised.

6.5- Community Wishes report- Mike indicated that Rachael Thomas from the Community Wealth building team had produced a report looking to match community aspirations to the corporate procurement gains private organisations benefited from through contractual arrangements. Mike agreed to circulate this report to all members and discuss this at the next meeting in February.

7. Date of next meeting- Tuesday 27th February at 1pm in Menzieshill Community Hub.