

Agenda Item 3.1 Report Number H&E/13/046

Appendix 2 - addendum

1.0 Introduction

The appendix 2, pages 31 and 32 of the report represents a programme of activities required to achieve a fully cleared site by early 2015, together with the key risks in taking this approach. These risks relate to the high probability that there would not be any new build properties available in this time scale.

The risks are manageable, and can be mitigated against to a certain extent by investment in staff and other resources to fast-track a number of activities.

Whilst a fully-cleared site cannot be guaranteed, significant preparatory work can be undertaken which will do much to ensure the overall success of the road project and the associated regeneration opportunities which the Council is exploring on behalf of the residents of Middlefield.

This addendum provides additional information in this regard.

2.0 Summary of activities which will take place over the next 2 years

- Re-housing of households can begin immediately
- Detailed proposals relating to the new road and associated regeneration opportunities can be developed in conjunction with local residents
- A fully costed business plan can be developed
- Site selection for new-build can be agreed
- New build design briefs can be developed
- Planning/consents can be agreed
- Construction tender process can begin (year 2)
- Some on-site construction works can begin (year 2)

3.0 Indicative Timeline for Middlefield Regeneration

Task	Start date	Finish Date
Consultation Framework	August	2013
Site Assembly	2013	2015
Construction	2014	2017
Phased Demolition	2015	2017
Decants	2013	2017
Consultation/Communication	2013	2018

3.1 Consultation Framework

The development of a community consultation framework will take place with the community immediately and will be an evolving programme dependent on the various aspects of the overall project.

3.2 Site Assembly

Options appraisals are required on the following sites to assess their potential for new build development to provide for the re-provision of housing.

a) Former Smithfield School Site – 5.28 acres (2.2 Hectares) Note: proposals to transfer this site from the General fund to the Housing Revenue Account are currently being pursued.

b) Former Cummings Park School site – 3.6 acres (1.5 Hectares)

c) Manor Walk site – 6.24 acres (2.6 Hectares)

d) Greenferns – 3.6 acres (1.5 Hectares)

e) Woodside – 5.28 acres (2.2 Hectares)

(See appendix 1 for site locations)

Officers are also in dialogue with Registered Social Landlords with regard to their new build aspirations and how this may create provision for re-housing affected residents.

3.3 Phased Demolitions

Clarification is required on the numbers of homes requiring demolition directly as a consequence of the new road. Officers have the view that this would be a minimum of 114 plus a further 12 possible units. This is subject to the final design and layout of the road. Compensation payments for these properties will be a matter for future discussion between the Council and Transport Scotland in line with the time table set out in item 5.2.3 of the main report.

In addition to the properties immediately affected by the new road, the Council may wish to demolish further units in order to contribute to the regeneration of the built environment and/or enhance the land value generated for surplus land.

For example, the triangle of land created by the link road option may not be ideally suited to residential use and therefore future options for this site will need to be considered. This would impact on 98 homes. A soft market testing exercise will be carried out to determine any potential commercial interest in the site. Traffic sensitivity testing has already identified some capacity for commercial use and the land has been identified as an opportunity site in the Local Development Plan as a retail park and public greenspace.

Further work is required to determine the numbers and timing of demolitions. Also, a risk assessment is required to identify and mitigate

any exposure that the Council may face in relation to an early programme of demolition.

3.4 Decants

The process of re-housing affected tenants can begin immediately, with priority being given via the Council's allocations policy and associated officer discretionary powers. However, members should be aware of the risks associated with managing, maintaining and insuring vacant properties prior to their transfer to Scottish Ministers.

No household will be asked to vacate their property without an offer of suitable alternative accommodation being in place. This being the case, it is anticipated that in the normal course of events, affected tenants can be re-housed without recourse to formal eviction proceedings.

Liaison with Registered Social Landlords may provide additional housing options.

3.5 Consultation/Communication

A communication will be issued to all residents potentially affected by the proposals immediately following this Finance and Resources Committee meeting.

A full time post is being created to provide housing liaison services to residents. This officer will make individual visits to all potentially affected households, and attend MARAG and other community meetings as required.

A project office will be set up in one of the former housing offices at 2a or 2d Logie Place which can be used as a drop-in centre for residents, providing up to date information as the project develops.

Appendix 1

