

## ABERDEEN CITY COUNCIL

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COMMITTEE	Communities, Housing and Infrastructure
DATE	29 August 2017
REPORT TITLE	Middlefield Triangle Development
REPORT NUMBER	CHI/17/175
DIRECTOR	Bernadette Marjoram
REPORT AUTHOR	Kay Diack/Martin Smith

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### 1. PURPOSE OF REPORT:-

The purpose of this report is to make recommendations on the future development of the Middlefield 'Triangle Site' including the outcomes of the most recent community engagement and consultation. These proposals support Aberdeen City Council's regeneration and community empowerment objectives.

At Committee on 24<sup>th</sup> January 2017, the following recommendations were approved:

- a) Approve Options 4 and 5 as the preferred option for site redevelopment as per the attached Business Case
- b) Instruct officers to develop a detailed business case working in collaboration with the local community and report back to August Committee cycle; and
- c) The Interim Director for CHI to further engage Scottish Government Ministers, requesting appropriate assistance, including financial support, to support redevelopment of the Triangle Site in support of regenerating Middlefield

### 2. RECOMMENDATION(S)

Committee is recommended to:

- a) Instruct Officers to undertake a market testing exercise to determine interest in one or both of the options and report back to the January 2018 meeting of the Communities, Housing and Infrastructure Committee.

- b) Instruct the Head of Service for Communities and Housing, on the basis of the consultation results, to undertake immediate further dialogue with the Council's Economic Development Service to gauge potential demand for business incubator units in the Triangle Site.
- c) In the event that the outcome of (b) above indicates demand for incubator units on the Triangle Site, instruct the Head of Service for Communities and Housing to update the Business Case accordingly and report back to a future meeting of the Communities, Housing and Infrastructure Committee.
- d) Instruct the Head of Service for Communities and Housing to undertake immediate further dialogue with Education and Children's Services to gauge potential demand for land in the Middlefield area for Early Learning and Childcare provision and staff training facility and update the Business Case accordingly, and report back to a future meeting of the Communities, Housing and Infrastructure Committee.

### **3. BACKGROUND/MAIN ISSUES / OTHER HEADINGS AS APPROPRIATE**

Middlefield is a priority neighbourhood for community regeneration for Aberdeen City Council and Community Planning Aberdeen. Significant community engagement and developments are on-going. A Locality Plan<sup>1</sup> has been developed with the community and community planning partners to set out a 10 year plan to improve social, economic and environmental outcomes. The redevelopment of the Triangle Site presents an exceptional opportunity to support regeneration aspirations.

At Communities, Housing and Infrastructure Committee on 24<sup>th</sup> January 2017, Officers were instructed to develop a Business Case for the redevelopment of the Triangle Site, as well as to engage with the community and relevant stakeholders. Officers were also requested to engage the Scottish Government, seeking appropriate assistance, including financial support, to support redevelopment of the Triangle Site. Scottish Government's most recent written response, dated 6 October 2016, indicates that they are "open to discussion on the Haudagain Triangle Site once Aberdeen City Council shares a concrete plan for this area and the area's residents."

#### **Community Engagement & Consultation**

Following the instruction received at CH&I Committee on 24<sup>th</sup> January 2017, further work was undertaken to develop these plans in advance of further community consultation. On 17 May 2017, a third phase Middlefield Triangle Community Consultation was launched at a bespoke event at Manor Park Community Wing. Prior to this event, every household<sup>2</sup> in the Middlefield area was leafleted (approximately 2800 residents), community groups notified,

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<sup>1</sup> The Locality Plan includes Middlefield, Cummings Park, Northfield, Heathryfold and Mastrick

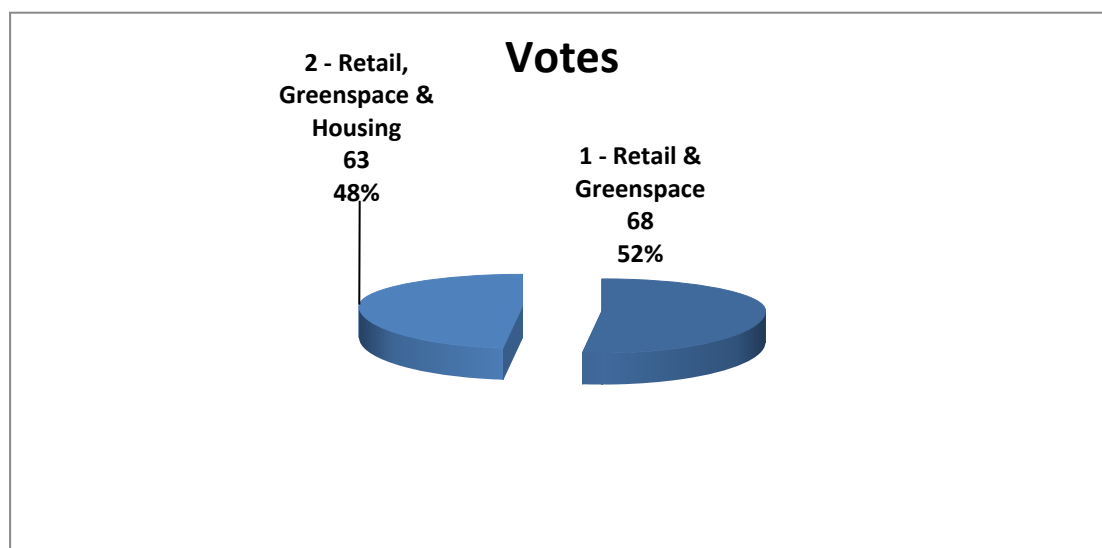
<sup>2</sup> Provost Rust Drive, Cummings Park Road, Fowler Avenue, Smithfield Drive, Clark Street, Persley Crescent, Middlefield Place, Fairley Street, Danestone Circle, Newton Road, Manor Avenue, Manor Walk, Logie Avenue, Logie Gardens, Logie Place, North Anderson Drive, Kemp Street, Wilkie Avenue, Strachan Place

social media utilised as a communication tool and media releases launched to maximise input, involvement and opportunities to contribute to this process. Phase three of the Community Consultation concluded on 10<sup>th</sup> July 2017.

Options presented to the community for consultation were:

- 1) Retail and green space
- 2) Retail, green space and housing

Of 131 respondents, 68 people indicated that their first choice for the site would be retail and green space, whilst 63 respondents indicated that they would prefer retail, green space and housing. The 131 respondents represent 4.5% of the Middlefield population. While being consistent with previous Community consultation exercises of this nature, this is considered as being inconclusive for the purpose of making a definitive recommendation to Committee to proceed with one option. Therefore, our recommendation to Committee is that market testing the site against both options would be a useful step in this consultation process.



It is also important to note that only recently, early discussions have opened with colleagues in Economic Development regards the potential demand for creation of incubator business units and subsequent employment to support regeneration within the Triangle area. This potential development would require further investigation, but certainly meets community aspirations for mixed use of the site and creation of employment opportunities.

Similarly, Education and Children's Services have very recently opened dialogues regarding requirement for space in regeneration areas for Early Learning and Childcare provision and a staff training facility. Again, any potential sites identified across the wider Northfield area would require further investigation.

## Summary and Conclusions

The Triangle Site presents a significant opportunity to support regeneration, employment, employability and community empowerment in Middlefield. A decision was taken at Communities Housing and Infrastructure Committee on 25 August 2016 to demolish the existing properties in the Triangle area. The development of the Locality Plan with the local community during 2016 has identified priorities that we can contribute towards with effective utilisation of the site, and in particular within the People, Place and Economy themes. These themes are being developed via the Locality Plan and Community Planning Outcome Improvement Groups to drive the regeneration of the area.

The community engagement undertaken following CH&I Committee on 24 January 2017 has identified a preference from respondents for a mixed use of the site, centred upon retail and green space, with **52%** of respondents selecting this option, followed by **48%** who selected retail, green space and housing. It is worth noting that throughout the various community consultation exercises, the community have been clear on their desire for mixed use of the site, and in particular the demand and need for employment opportunities.

In noting the close result of this consultation exercise and in recognising the value of the land, it is recommended that Officers carry out a market testing exercise to gauge;

- potential partners for both of the options;
- the appetite and ability of partners within this field of expertise;
- identify the best operating model for the site which will maximise income generation while satisfying the needs of local stakeholders

### **Next Steps**

If Communities, Housing & Infrastructure Committee approve these recommendations, it is anticipated that the following actions will need to be effected as next steps:

- Maintain community engagement
- Continue previously agreed actions to secure vacant possession of properties on the Triangle Site by 31 December 2017
- Develop detailed drawings for the green space options and report back to CHI Committee in January 2018
- Formally market retail space
- Once an option is agreed, the Interim Director of Communities, Housing and Infrastructure will write to the Scottish Government regarding regeneration funding for this site.

## **4. FINANCIAL IMPLICATIONS**

The financial implications of this report are detailed within the accompanying Business Case. Officers should work with Scottish Government officials to seek financial support towards project costs. Financial assessment and impact on the 30 year HRA Business Plan/Aberdeen City Council's Capital

and Revenue budgets shall continue to be key considerations in developing plans for the site.

## **5. LEGAL IMPLICATIONS**

There are no direct legal implications arising from the recommendations within this report.

## **6. MANAGEMENT OF RISK**

Key risks are described and mitigations are explained in detail in section 8 of the Business Case.

## **7. IMPACT SECTION**

### **Economy**

The Business Case appended to this report is developed in a bid to regenerate and improve the local economy of Middlefield via retail provision, which will provide local employment opportunities. This, in turn, has a positive effect on quality of life for local people.

### **People**

This proposal will impact positively on people. The recommendations in the report are based upon the express aspirations of the local community, which we have empowered and given a voice, followed by listening to concerns and views and formulating this report.

The plans for the Triangle Site will ensure that physical and social barriers are removed for those with a disability and they will be able to access services provided as well as public space.

This proposal fully meets the Mainstreamed Equality Principles in terms of ensuring an engaged and informed community. The community have been regularly involved, informed and consulted throughout the development of this work in the last 18 or so months. This engagement will continue for the foreseeable future.

The main aim of this work is to regenerate Middlefield and reduce social isolation for all, which will positively impact on its residents. Retail provision will ensure better access to shops for everyone in the community, but particularly for older people and people without access to a car or who find accessing public transport difficult. Provision of green space will have positive benefits on health and wellbeing for local people.

Details of the Phase 3 public consultation has informed this report and is detailed above. Resident's views and the regeneration of the Middlefield are central to considerations and the recommendations made.

This presents an exciting development opportunity for the community and staff will be at the forefront of engagement works intended to support regeneration of Middlefield.

### **Place**

This proposal has a positive impact on environmental standards. Currently the housing in the Triangle area is of very poor quality and in a state of general disrepair. The proposals, as depicted in the sketches appended, are far more aesthetically pleasing and sustainable. The green space proposed could have a positive effect upon air quality via the provision of plants, trees and shrubs.

### **Technology**

This proposal will fully embrace technology as it progresses from define and design to delivery stage. The available technologies will be utilised at all stages, from demolition to construction and occupation. Further details of this will be available in subsequent committee reports.

## **8. BACKGROUND PAPERS**

A90(T)/A96(T) Haudagain Junction Improvement to Full Council, 25 June 2008

Delivering Middlefield Regeneration – Haudagain Phase Housing relets report to Housing and Environment Committee, 19 November 2009

Haudagain Upgrade – A Way Forward (Middlefield) to Housing & Environment Committee, 14 May 2013

Policy Amendments – Haudagain Improvement Scheme report to Housing and Environment Committee, 26 August 2014

Shaping Middlefield – Triangle Site to Communities, Housing and Infrastructure Committee, 25 August 2016

Shaping Middlefield – Triangle Site to Communities, Housing and Infrastructure Committee, 24 January 2017

## **9. APPENDICES (if applicable)**

- a. Business Case
- b. Financial assumptions
- c. Sketch Option 1 – Retail and green space
- d. Sketch Option 2 – Retail, green space and housing
- e. Site plan

## **10. REPORT AUTHOR DETAILS**

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