

ANGUS COUNCIL

POLICY AND RESOURCES COMMITTEE – 20 JUNE 2017

WEST ARBROATH REGENERATION

REPORT BY HEAD HOUSING, REGULATORY AND PROTECTIVE SERVICES

ABSTRACT

This report brings forward proposals for a housing led regeneration programme in the Timmergreens area of Arbroath.

1. RECOMMENDATIONS

It is recommended that Committee:

- (i) Agree that a programme of consultation be undertaken to seek feedback on outline regeneration proposals for the Timmergreens area in Arbroath
- (ii) Note that following consultation a masterplan proposal will be brought forward for approval
- (iii) Approve that officers explore the use of the Scottish Procurement Alliance New Homes Framework to procure a design and build contract.

2. ALIGNMENT TO THE ANGUS COMMUNITY PLAN/SINGLE OUTCOME AGREEMENT/COPORATE PLAN

This report contributes to the following local outcomes contained within the Angus Community Plan and Single Outcome Agreement 2013-2016:

- Angus is a good place to live in, work in and visit
- Individuals and families are involved in decisions that affect them
- We have improved the health and wellbeing of our people and inequalities are reduced
- Our communities are developed in a sustainable manner.

3. BACKGROUND

3.1 The Timmergreens estate lies in West Arbroath and is a predominantly residential area of mixed housing tenure. The majority of properties in Angus Council Housing Revenue Account (HRA) ownership are located within three and four storey blocks of flats and maisonettes. The properties have, for some time, been showing signs of low demand and poor customer satisfaction levels, and examination of key housing management indicators over the last 12 month period confirms this.

3.2 Although the properties meet the Scottish Housing Quality Standard and are structurally sound, they are an unpopular design. Families, single people, and elderly households are all housed within blocks which have a lack of defined private space and poor quality environmental, such as shared deck access, communal refuse areas and low quality amenity open space. As such they do not meet the aspirations of new and existing customers. Furthermore, the properties are seen as a place of last resort and this contributes to the higher than average deprivation score on the Scottish Index of Multiple Deprivation. Consequently, the properties have become stigmatised which further contributes to low demand and the subsequent negative impact on resources, both financial and staff, which means that the stock is not viable in the mid to long term.

4. CURRENT POSITION

- 4.1 It is proposed that a number of properties could be potentially identified for demolition and redevelopment. In management terms, the costs for repairs and maintenance, void rent loss, and costs incurred at change of tenancy are fifty percent more in these properties than in other stock in Arbroath and across Angus. Furthermore, there are currently 12 properties being used for dispersed accommodation which further demonstrates the fragility of the estate in housing management terms.

5. PROPOSALS

- 5.1 The masterplan for a housing led regeneration programme will involve the removal of 140 low demand properties, and early designs indicate scope to replace these with approximately 128 new build houses and own door flats of no more than 2 storeys. However, this is not intended as a stand-alone scheme but as a catalyst for wider regeneration to be delivered by developing a multi-disciplinary partnership of key stakeholders from the public, private and voluntary sectors. It is also envisaged that the overall investment package will include external funding over and above the HRA contribution, by enabling a variety of partner interventions and capitalising on funding opportunities from external agencies.
- 5.2 The redevelopment proposal is identified as a priority in the emerging Arbroath Locality Plan as well as the Aspire Arbroath Action Plan which was developed to address the priorities identified from the recent Town Centre Charrette.
- 5.3 Subject to approval, a programme of consultation will be undertaken with the tenants and residents affected by the proposals as well as other stakeholders. Following this, the masterplan designs will be refined and reported to committee to seek formal approval to initiate the redevelopment project.
- 5.4 It is proposed that officers explore the use of the Scottish Procurement Alliance New Build Homes Framework to procure a design and build contract for this work. This is part of the HRA Business Plan strategy to procure approximately half of new build contracts using external services as a way of managing a doubling of the HRA Capital Programme over 5 years. Timmergreens provides a good opportunity to explore this option to achieve value for money across the development. Approval in principle to use this framework already exists via the Tayside Procurement Consortium, but it's important that there is clear agreement for its use on this specific project because of the scale.

6. FINANCIAL IMPLICATIONS

- 6.1 There are no direct financial implications arising from this report at this stage, but the project has been identified in the Strategic Housing Investment Plan 2017-2022 (report no 394/16), and therefore *Fig. 1* sets out an estimate of the overall likely costs for the Housing led regeneration of the area.
- 6.2 The Timmergreens regeneration would contribute towards the council new build target of 350 units over the next 5 years, as detailed in the review of the Housing Revenue Account Business Plan which was approved on 14 February 2017 (report no. 71/17)

Home Loss/ Disturbance	Buy Backs	Demolition	Redevelopment	Infrastructure	Fees	Environmental	Total
£246,000	£300,000	£599,400	£20,480,000	£2,092,800	£2,008,974	£494,600	£26,221,774

Fig. 1 Estimated clearance and redevelopment costs

It is estimated that approximately £7.5 million Scottish Government funding would be available towards the overall development costs.

6.3 Figures are based on first stage feasibility designs and will be reviewed following the completion of further internal and wider community consultation. This could be delivered within the Strategic Housing Investment Plan, subject to rehousing and appropriate capital commitment. It is proposed that a Registered Social Landlord could become a development partner to support the rehousing process and delivery of the new build programme, offering a broader range of tenure options. This could account for up to 35% of the new build units.

NOTE: No background papers, as detailed by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) were relied on to a material extent in preparing the above report.

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