What does 'regeneration' mean in your area?

1. Over the last three decades the post-industrial landscape of Dundee has been progressively reshaped by major physical regeneration projects. These have focused on addressing the poor quality physical fabric of poorly planned, unconnected and unpopular places. Notable recent projects in Dundee include:

- **Ardler:** the redevelopment of a 1960’s development of concrete high-rise and low-rise flats in an under-serviced environment remote from the city centre emphasised by poverty and deprivation. The area has been reborn as a low-density village, based on the principles of a garden suburb. The involvement of the Ardler community in this project has been a key success. Whilst the physical transformation of Ardler is almost complete, work is ongoing to ensure that lasting economic and social benefits are also achieved.

- **Stobswell:** the sympathetic regeneration of a once popular inner-city community, comprising dense Victorian tenement buildings and former mill buildings. Streets and buildings have been revived and redeveloped for 21st century living. Associated improvements to open spaces, the district shopping centre and the development of vacant and derelict land and property has addressed the poor perceptions of the area and boosted community pride.

- **Lochee:** private sector failure has presented an opportunity to reshape the heart of the district shopping centre area with new mixed use opportunities.

- **Dundee Waterfront:** a transformational project to reconnect the city to the River Tay, presenting a new image and new opportunities. A project driven by economic and physical considerations that will bring lasting benefit to Dundee and the city region.

2. The projects have recognised that improvements to the physical environment alone will not secure an area's regeneration. Rather, co-ordinated effort to address social and economic issues is required.

3. Common themes to emerge from these projects are the importance of vision, partnership and community involvement.

4. Regeneration must be recognised as a long-term process. Much has been achieved yet much still needs to be done within Dundee. The fact that 30% of Dundee's population live within the 15% most deprived datazones is a compelling justification for continued investment in regeneration activity as the city strives to be a better place to live and work in, a place better connected and more attractive for business and a destination of choice.
5. Dundee City Council and its partners have achieved various awards in recognition of its achievements in delivering regeneration projects. However, the ultimate success of regeneration projects can only be concluded in the longer-term when areas can effectively stand on their own with minimal support and intervention.

The regeneration strategy, resources and funding

6. Dundee City Council has benefited from Vacant and Derelict Land Fund since 2004 and over this period some £16 million has been invested to bring back into use vacant and derelict land in the city. This has had a major impact in the successful regeneration of Stobswell, and the on-going projects in Lochee and the Hilltown. It has led to the creation of Riverside Nature Park and the wider connectivity to the Dundee Central Waterfront project as well as contributing to improved access to Dundee Port. The VDLF has been used to enhance the redevelopment prospects of vacant land in regeneration areas through remediation works, infrastructure investment and landscaping.

7. In 2009/10 Lochee District Centre received £2 million from the Scottish Government through the Town Centre Regeneration Fund. This investment, coupled with the VDLF and other partner funding, has enabled a significant regeneration programme in Lochee commencing with high quality improvements to the district shopping area street and stimulated an economic redevelopment project to reshape the heart of the High Street with private and public mixed-use development.

8. Dundee is one of 13 areas that are eligible for investment through SPRUCE (Scottish Partnership for Regeneration in Urban Centres). To date, no Dundee projects have been approved that have sought funding from this source. The JESSICA fund requires that projects are eligible under Priority 3 of the Lowland and Upland Scotland European Programme, within a fairly tight timescale, and that they will generate a return on the investment that can be recycled for future use. Whilst Dundee City Council identified a number of potential projects and forwarded them to SPRUCE/Scottish Government, we have not heard any further and it is likely that finding suitable projects across Scotland, given the eligibility criteria, is challenging.

9. The People and Communities Fund is for local organisations, outwith Local Authorities, to deliver a range of activities that support the needs of their community. Information on the Fund was disseminated through our Local Community Planning Partnership network though as yet it is not clear how many local organisations have applied for or received funding from the Fund. Communities Officers continue to promote the fund with local groups, supporting eligible project ideas to grow.

Regeneration, equalities and preventative spending

10. The holistic regeneration process is fundamental to achieving the Christie Commission recommendations and this will be at its strongest when physical, economic and social regeneration is driven forward together. The focus on specific
localities can offer greater potential to target areas of deprivation and offer services, resources and support to tackle health and social inequalities, many of which have lasted for generations.

11. The regeneration activity in Stobswell over the last 8 years was predicated on arresting an area in obvious decline before the social and built fabric declined further. A strong social element of the regeneration programme, as it evolved, was 'Stobswellbeing' a programme developed by the Community Health Partnership and focusing on Healthy Living Initiatives on food, exercise, lifestyle choices and mental health etc being promoted locally.

12. Whilst it is at an early stage the co-location of Council and NHS services is being facilitated by the construction of a new building in Whitfield designed to meet the lifetime needs of the surrounding communities. If successful, it will be a model for elsewhere.

13. The strength of regeneration processes can be maximised when they address multiple outcomes simultaneously to create local employment, training, learning and engagement opportunities. For example, using community benefits clauses on physical regeneration contracts to offer apprenticeships, training or work placements for local young people. Such a collective approach needs task groups with relevant skills that are willing and able to make diverse connections and tenaciously explore new projects and formal/informal working relationships.

14. Elements of the current draft Community Empowerment and Renewal Bill would enable local authorities and local communities to assess not only the financial worth of property, but its social worth and future possibilities. The assessment could involve local constituted community groups and would be a broader initial phase than typically exists in relation to asset transfer.

**Regeneration and sustainable economic development**

15. The largest regeneration project in Dundee is the Waterfront regeneration which spans 240 Ha of land stretching 8 km along the River Tay, and covering five development zones which are strategically positioned to benefit from the existing city fabric. The general site is within a 90 minute drive of 90% of Scotland's population and projections anticipate 7000 new jobs in the city.

16. The Waterfront is to be anchored by the sensational V&A outreach building, which is anticipated to open in 2016. Whilst one third of the £1 billion total project investment is committed, funding obstacles need to be overcome:

- Supported by Network Rail, Scotrail and Transport Scotland, an important current part of the project aims to design and build a new street level station concourse and concurrently replace the weak bridge over the railway in front of the station. The proposal would create an imposing arrival plaza for the city and its timing...
would minimise disruption to fit with the proposed opening of the V&A at Dundee. Members of the Dundee Waterfront Executive Team have met with Network Rail, Transport Scotland and First Scotrail to both share thinking about Dundee Rail Station and to prepare a detailed business case based on a strong investment proposal. Whilst meetings have been constructive, it would be helpful if we now had more clarity about the extent of Network Rail's financial commitment to the project.

- To move forward on initiatives in the development zones adjacent to the central waterfront area, Dundee City Council and its partners have recently commissioned a feasibility study to examine the potential uses of the Camperdown and Victoria Docks within the City Quay zone. The study has concluded that there is strong market demand for yachting on the east coast of Scotland, and the former Camperdown and Victoria Docks, which comprise City Quay, would be ideal for a marina. The primary impediment to kick starting this ambitious project is the cost of replacing the existing dock gates which are no longer operational.

17. The Waterfront project owes much to the commitment of the Cities Growth Fund from 2003-11 and the decision by surrounding local authorities to support concentrated expenditure in one key strategic location. Dundee believes that the significance and value of targeted funding should take precedence over any piecemeal funding approaches in the future.

18. The Waterfront project in its primary phase is already creating direct and indirect benefits to the construction industry and the regeneration of Dundee as a whole. The decision by Malmaison to restore the former Tay Hotel, a prominent listed building which has lain empty for almost 20 years, can be attributed to private sector confidence in the on-going waterfront regeneration. The Waterfront project is a catalyst for change in Dundee and has created a buzz that is leading to commentators viewing the City in a new, positive light.

19. The Waterfront project seeks to capture the anticipated long-term benefits of economic growth. Employability pipeline programmes, structured through key strategic partners in the city, have over the last few years, been developing specifically in the fields of hospitality and construction industries, renewable technologies and life-sciences, in order that a young local workforce is well placed to access emerging employment prospects.

20. Whilst other regeneration projects across the city seek to address socio-economic issues of a more local neighbourhood level, and improve connectivity to the city centre, none have the scale and strategic change potential of the Waterfront project on the city region.
Community led regeneration and CPPs

21. In Dundee elected members and Council officers work in partnership with local communities to deliver regeneration projects of all scales. Electoral wards in Dundee are matched by a network of Local Community Planning Partnerships (LCPP) which comprise all ward elected members, representatives from key public and private agencies, community representatives and Council officers. LCPPs meet in public and provide a quarterly review of events and issues impacting in that part of the city and are a conduit for expedient action.

22. Each LCPP is chaired by a senior Council officer with a remit to make connections, achieve results and report directly to Dundee City Council's Chief Executive. The nature of the LCPP meeting gives the opportunity for all parties to share information and experience, raise issues and report on progress. If any party is dissatisfied on a local matter the LCPP will take a proactive role. Whilst LCPPs may not lead major regeneration projects, they provide an opportunity to strengthen communication and build necessary formal and informal working relationships.

23. Physical, economic and social regeneration are complex issues, and the solutions will probably not be within the gift of one organisation. Many of our communities are supported and empowered to be actively involved in the LCPP and regeneration group networks and develop and co-ordinate projects in partnership with the Council and relevant partners.

24. Dundee City Council's Single Outcome Agreement is at the core of regeneration efforts within the City. It clearly articulates the strategic outcomes agreed between partner organisations and sets a context for the effective deployment of scarce resources to achieve identified priorities.

25. Where LCPPs contain designated regeneration areas, there is also a network of local Regeneration Forums that are responsible for considering the allocation of funding to their area from the Dundee Partnership. This approach develops a very real sense of local people being involved in local regeneration, with their ability to fund projects under the headings of youth diversionary activity, physical improvements and small grants.

Regeneration and climate change targets

26. Regeneration, at all levels of intervention, provides opportunities to follow best practice guidance on delivering sustainable development through decision making processes. All physical development requiring planning permission will be set within the context of the Local Development Plan, the objective of which is to achieve high quality development. This involves consideration of good urban design in buildings and layouts, solar gain, use of sustainable materials, travelling distances and connectivity to amenities and services.
27. Policies also exist to protect open space assets, encourage appropriate waste management, promote sustainable urban drainage solutions and the provide a context for renewable energy developments.

28. At every step in the physical regeneration process, best value decisions are made on an evaluation of materials for appearance and aesthetics, maintenance and durability, source and supply, cost and performance and general efficiency. As a local example all the crushed material from the aforementioned high-rise flats and buildings in Dundee is being re-used in Dundee, whether it is for infilling a subway, or temporary or permanently levelling topography for redevelopment. The crushed material is kept locally as a useable asset and avoids on-costs of haulage and landfill tax etc.

Dundee City Council
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