# Seagate flats in Dundee remain empty after seven years due to fire safety delays



In the heart of Dundee’s city centre, a newly constructed housing development sits frustratingly vacant, a stark illustration of the challenges facing modern urban housing initiatives. Nearly seven years have passed since construction commenced on the Seagate flats, a £3.5 million project, yet these 28 two-bedroom apartments remain unoccupied months after completion. The flats, housed in the repurposed space of the former McLeish Fresh Food factory at the corner of Seagate and Trades Lane, were initially anticipated to welcome tenants last summer.

Hillcrest Housing Association, the organisation behind the development, has confirmed that the construction was completed several weeks ago. However, the properties are still waiting for final sign-off from Dundee City Council before they can be rented out. A spokesperson for Hillcrest stated, “We are currently awaiting the installation of an additional component to allow sign-off from Dundee City Council’s building control.” This delay highlights a lingering issue with regulatory compliance that has plagued the project from the start.

Dundee City Council has also acknowledged ongoing discussions related to the final certification of essential fire safety systems. Such concerns are not merely bureaucratic; they underscore the critical importance of safety and compliance in contemporary housing developments, especially in urban areas, where building regulations are stringent to protect public welfare.

The Seagate flats project has faced a series of setbacks since its inception. Originally launched in late 2018, the project encountered multiple delays, necessitating a change in contractors from Seagate Ltd to Dundee-based George Martin Builders in 2021. This shift came after Hillcrest identified significant issues that hindered progress, including extensive remedial work required to adhere to regulatory standards. Speaking to local media, a representative of the housing association expressed hopes for welcoming the first tenants “very shortly,” yet the lingering approval process raises questions about the efficiency of project management and oversight.

Moreover, the Seagate flats are part of a broader initiative by Hillcrest to address the pressing housing needs in Dundee. The association is committed to delivering a total of 298 affordable homes in the city centre by 2024. The current offerings include mid-market rent apartments and social rental properties, in response to a market characterised by rising accommodation costs and an increasing demand for accessible housing. The prospective tenants for the Seagate flats are expected to come predominantly from this demographic seeking mid-market rental options, a segment of the housing market that has been increasingly under pressure.

Interestingly, while the Seagate development remains unused, other projects by Hillcrest are progressing more smoothly. For instance, the housing association is also overseeing the construction of additional affordable housing units on various sites throughout Dundee, including properties that offer energy-efficient amenities and bicycle storage—features that align with modern sustainable living practices.

The case of the Seagate flats serves not only as a reminder of the complexities involved in urban housing projects but also as a reflection of broader issues within Scotland’s housing landscape. As the demand for affordable and accessible housing continues to rise, the ability of organisations like Hillcrest to navigate regulatory hurdles and deliver timely solutions will be critical to meeting the expectations of residents and local communities alike. The anticipation surrounding the eventual availability of these flats underscores a community longing for modern living solutions amid continuing economic pressures.

### Reference Map

1. Paragraph 1, 2, 3, 4
2. Paragraph 4
3. Paragraph 5
4. Paragraph 6
5. Paragraph 6
6. Paragraph 6
7. Paragraph 5

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.thecourier.co.uk/fp/news/5246366/seagate-dundee-flats-empty-work-completed/> - Please view link - unable to able to access data
2. <https://www.thecourier.co.uk/fp/news/5246366/seagate-dundee-flats-empty-work-completed/> - An article from The Courier reports that 28 new flats in Dundee's city centre, developed by Hillcrest Housing Association, remain unoccupied months after completion. The £3.5 million project, which began nearly seven years ago, is awaiting final approval from Dundee City Council before tenants can move in. The flats, located at the corner of Seagate and Trades Lane, are intended for mid-market rent and are expected to be in high demand once available.
3. <https://www.thecourier.co.uk/fp/news/dundee/2940066/dundee-seagate-flats-delayed/> - This article from The Courier discusses further delays in the £3.5 million Seagate flats project in Dundee. After significant issues were identified, Hillcrest Housing Association appointed George Martin Builders as the new contractor in 2021. The development, which began in 2018, aims to convert an eight-storey building into 28 homes. The project has faced multiple setbacks, including the termination of the original contract and the need for extensive remedial work to meet regulatory standards.
4. <https://www.scottishconstructionnow.com/articles/hillcrest-charts-progress-on-dundee-city-centre-flats-project> - Scottish Construction Now reports on Hillcrest Housing Association's progress in constructing 31 affordable apartments in Dundee's city centre. The development, led by George Martin Builders, is being built on the site of the former Xmas Shop, which was destroyed by fire in 2014. The apartments are designed to fit seamlessly into the surrounding architecture, with energy efficiency measures and bicycle storage facilities. Completion is scheduled for summer 2024.
5. <https://www.scottishhousingnews.com/articles/hillcrest-set-to-deliver-swathe-of-affordable-homes-across-dundee-city-centre> - Scottish Housing News reports that Hillcrest Housing Association is set to deliver 298 new affordable homes in Dundee's city centre by 2024. With 160 homes already completed and 85 more scheduled for completion by the end of summer, the development includes mid-market rent properties at Victoria Quay and Candle Lane, as well as social rent homes at Derby Street and Langlands Street. The Seagate development, offering mid-market rent apartments with city views, is also part of this initiative.
6. <https://hillcrest.org.uk/hillcrest-set-to-deliver-swathe-of-affordable-homes-across-dundee-city-centre/> - Hillcrest Housing Association's official website announces plans to deliver 298 new affordable homes in Dundee's city centre by 2024. The development includes 66 mid-market rent properties at Victoria Quay, 24 at Candle Lane, and 54 social rent homes at Derby Street. The Seagate development, featuring mid-market rent apartments with city views, is also part of this initiative. The project aims to address the housing needs in Dundee and provide quality homes for residents.
7. <https://www.scottishhousingnews.com/articles/contractors-begin-work-on-delayed-hillcrest-seagate-development> - Scottish Housing News reports that George Martin Builders have taken over the construction of Hillcrest Housing Association's delayed Seagate development in Dundee. After parting ways with the original developer, Seagate Ltd, Hillcrest retendered the project, which began in 2018. The development aims to provide 28 homes for mid-market rent and is located opposite Seagate bus station. The project has faced delays due to various challenges, including the COVID-19 pandemic.