

ITEM No ...10.....

REPORT TO: CITY DEVELOPMENT COMMITTEE – 28 MARCH 2016
REPORT ON: SHORE TERRACE - FORMATION OF FOUR FOOD RETAIL UNITS
REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 124-2016

1 PURPOSE OF REPORT

1.1 The purpose of this report is to inform the Committee of the proposal to develop the ground floor of the Caird Hall Shore Terrace to provide 4 food retail units and to seek approval for entering into negotiation with the Construction Division of the Environment Department to carry out the works.

2 RECOMMENDATION

2.1 It is recommended that the Committee notes this report and gives approval to negotiate a tender with the Environment Department's Construction Division to carry out the works to the ground floor of the Caird Hall Shore Terrace building as set out in Section 5 of the report.

3 FINANCIAL IMPLICATIONS

3.1 The Executive Director of Corporate Services has confirmed that the cost of £1,317,000 for the works is to be funded by Prudential Borrowing and will be included within the next Capital Plan.

4 BACKGROUND

4.1 The Dundee Waterfront Regeneration and the V&A at Dundee project will significantly increase our attractiveness to potential visitors, as such it is expected that the number of visitors will grow substantially with the opening of such an international cultural asset within the city. It is, however, important that the city does not merely focus on leisure tourism, but also takes advantage of the opportunities for increased retail businesses.

4.2 While the redesign of City Square has improved its ability to accommodate temporary buildings/marquees for exhibitions and/or catering facilities, further opportunities have been investigated for the provision of higher quality permanent spaces suitable for café/restaurants.

4.3 Reference is made to Article XIV of the Policy & Resources Committee held on 9 December 2013 (Report 520-2013 refers) where the development potential of the Caird Hall Shore Terrace complex was set out identifying the opportunities in an increasing conferencing market. This coupled with the interest generated in the V&A construction works has now seen market interest in food retail outlets.

4.4 This will see the clearance of the remainder of the ground floor premises facing onto the newly improved Shore Terrace, which would then allow these to be marketed for new restaurants and other catering type uses in future years.

5 TENDER

5.1 Given the need to carry out this work timeously it is recommended that the works be undertaken by the Environment Department's Construction Division on a negotiated basis. These works will comprise alterations to the redundant Housing Department offices on the ground floor of Caird Hall Shore Terrace to form 4 food retail units by stripping out and preparing basic unit shells, providing service connections (Electricity & Gas) and ventilation.

- 5.2 The probable cost for these works is £1,143,500 plus allowances of £173,500 for Professional Services giving a total cost of £1,317,000. The negotiated tender will be brought back to a future Committee for approval.

6 POLICY IMPLICATIONS

- 6.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

7 CONSULTATIONS

- 7.1 The Chief Executive, the Executive Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 None.

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RP/CM/KM

16 March 2016

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