

**REPORT TO: PLANNING & TRANSPORTATION COMMITTEE - 24 APRIL 2000**

**REPORT ON: CITY CENTRE FACADES ENHANCEMENT GRANT SCHEME ANNUAL UPDATE AND STRATEGY RECOMMENDED FOR FINANCIAL YEAR 2000-2001 AND EXTENDING FECS INTO ALBERT STREET AND HILLTOWN**

**REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION**

**REPORT NO 128/2000**

## **1 PURPOSE OF REPORT**

- 1.1 To advise Committee as to the progress being made to date on implementing the City Centre Facade Enhancement Grant Scheme (FEGS) and to identify City Centre locations for focusing finances during the next financial year. Also to feedback to Committee the outcome of the meetings, within Albert Street and Hilltown, of local traders.

## **2 RECOMMENDATIONS**

- 2.1 Committee is:
- a asked to note the progress being made by the City Centre Facades Enhancement Grant Scheme
  - b to agree to a strategy which continues to target i) Union Street, ii) Reform Street, iii) Castle Street, iv) Commercial Street, v) Peter Street, vi) Nethergate, vii) Cowgate for 2000/2001.
  - c to initiate a facade enhancement grant scheme within the Albert Street and Hilltown area.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 The total sum available in this financial year is £175,000 which will be funded jointly by the Council and Scottish Enterprise Tayside.
- 3.2 Dundee City Council's contribution is £100,000 which will require to be included in the Planning and Transportation Department's 2000/2001 Capital Estimates from the City Centre Building Repair Grants Scheme.
- 3.3 At the moment no financial provision has been allocated to a FEGS programme for Albert Street and Hilltown. A bid for Social Inclusion Partnership funding has been made in relation to Hilltown. A first year provision of £25,000 is recommended in aid of Hilltown and Albert Street.

## **4 LOCAL AGENDA 21 IMPLICATIONS**

- 4.1 By the successful renovation of an important City Centre building, the distinctive architectural character of the City Centre will be retained and will assist in addressing the following key theme of Dundee 21:

"Places, spaces and objects combine meaning and beauty with utility."

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 During the enhancement of the properties all accesses constructed will enable disabled persons access to the properties wherever possible.

## 6 BACKGROUND TO FECS IN THE CITY CENTRE

6.1 One of the objectives of the Corporate Plan is to increase economic activity in the city centre by increasing the range and quality of facilities relating to shopping. FECS since its inception has sought to create quality shop fronts to achieve this objective.

### 6.2 Review of the Facade Enhancement Grant Scheme 1994-2000

The Committee will recall that the original City Centre Facades Enhancement Grant Scheme targeted several city centre streets. Two streets in particular have been improved dramatically under FECS, these are Union Street and Reform Street.

Since the start of the Facade Enhancement Grant Scheme in June 1994, much concentration of effort has been focused on Reform Street and Union Street. This year has seen the refurbishment of Samuels in Reform Street. In Union Street the prominent Whitehall Crescent/Union Street building has been restored.

Other streets in the city centre have benefited from shop improvements, these are Castle Street, Nethergate and Seagate. Individual examples are shown in the Appendix.

6.3 A major impact of FECS has been the cumulative investment made to the City Centre properties in large measure due to the scheme. Grant expenditure since the schemes inception has been as follows:

1994-95	£ 61,919
1995-96	£111,867
1996-97	£136,189
1997-98	£128,896
1998-99	£153,103
1999-2000	£210,100
Total Grant	£802,074

It is estimated that private investment associated with FECS during the period 1994-2000 financial years totals some £4.8m. A detailed breakdown is shown in the attached appendix.

6.4 This year, 1999-2000 some £217,340 has been taken up in grants. It is considered desirable to concentrate next years spend on areas that have been previously targeted under FECS. In particular the High Street; Timpsons property has already received Committee's approval for grant. The Cultural Quarter area, in particular the properties at Nethergate/South Tay Street. An additional area at the junction of Cowgate/King Street has been identified for improvement as it form an important gateway into the City Centre from the East Port Area. For Committee's information a display of grant assisted schemes will be available at this meeting.

## 7 EXTENDING FECS INTO ALBERT STREET AND HILLTOWN

7.1 Committee will recall at their meeting of 30 August 1999 they agreed to:-

- a approve the principle of extending FECS to Albert Street and Hilltown.
- b authorise consultation with commercial proprietors within these centres.
- c assess the likely uptake of FECS.

Also at their Committee of 13 December 1999 they agreed to a defined targeted area with in Albert Street and Hilltown.

- 7.2 Two public meetings were held in Albert Street and Hilltown on the evenings of 23-24 February. While the meetings were poorly attended subsequent enquiries have demonstrated that there is a keen expression of interest in improving the frontages of shops in both Albert Street and Hilltown.
- 7.3 The owners of 142-154 Albert Street comprising 5 shops and 20 flats (largely vacant) have indicated their desire to improve the shops and flats, particularly if a facade enhancement grant scheme is available. The proprietors of 311 Hilltown and 32 Strathmartine Road are both keen to upgrade their premises. A follow-up telephone survey was poorly received, with few of the shopkeepers being particularly interested. Approximately 75% of the shopkeepers were able to be contacted in this survey of both Albert Street and Hilltown.
- 7.4 The conclusion is that if grant monies are available for extending FECS into Albert Street and Hilltown then there will be sufficient uptake of grants. Experience from the City Centre showed that the initial uptake in year one was modest, but subsequent years showed that the scheme became more sought after. A similar situation in Albert Street and Hilltown will likely occur.

## 8 CONSULTATIONS

- 8.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning, have been consulted and are in agreement with the contents of this report. Scottish Enterprise Tayside have been appraised of the direction the FECS is taking during financial year 2000-2001 and are in agreement.

## 9 BACKGROUND PAPERS

- 9.1 Minutes of Planning Committee (CDDC), City Centre Facades Enhancement Grant Scheme, June 1994 - Item 3 refers.

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Policy & Regeneration Manager

7 April 2000

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### GRANT OFFERED/PROPERTIES INVOLVED

YEAR	GRANT	PROPERTIES
1994-95	5	10
1995-96	9	11
1996-97	10	19

1997-98	10	10
1998-99	14	15
1999-2000	10	10
TOTAL	58	75

#### INVESTMENT ASSOCIATED WITH FECS GRANT TARGETED PROPERTIES

ADDRESS	GRANT (£)	OCCUPIER	OTHER SPEND BY GRANT RECIPIENT (£)
Year 1994-95			
80-88 Commercial St	2,296	Solicitors & Career Shop	10,000
59 Reform St	12,131	Nationwide Building Society	35,000
30-34 Reform St	14,522	Blackadder Reid Johnston	10,000
7-17 Bank Street	18,000	Anglia S A	54,000
18 Castle Street	14,970	Castlehill Newsagent	7,000
Total Grant Contribution	61,919	Private Investment	116,000
Year 1995-96			
5 Union Street	7,902	Entrance to Royal Apartments	5,098
13 Union Street	13,354	Barbers, Hairdressers	4,646
15 Union Street	12,043	Entrance to Royal Apartments	6,957
17 Union Street	14,504	Metropole Cafe	19,000
19 Union Street	17,000	T-Bone Restaurant	10,500
12 Union Street	13,122	Gows Sports Shop	7,450
41-43 Reform Street	7,837	Cooper & McKenzie	5,000
130-132 Nethergate	20,000	Ogee & Parliamentary Bar	51,126
32 Seagate	6,105	Pizza Roma	3,895
Total Grant Contribution	111,867	Private Investment	113,672
Year 1996-97			
100-108 Commercial Street	18,000	Flats above Mercantile Bar	396,619
27-31 Reform Street	18,000	Hynd's Amusements	93,270
58 Reform Street	15,972	Dunfermline B S	29,003
37 Reform Street	6,050	Dry Cleaners	28,000
11 Union Street	7,395	Threshers	8,000
30 Castle Street	8,925	Thorntons	313,000
2 Murraygate	18,000	Disney Monsoon	1,800,000
91 Nethergate	6,000	Telephone Shop Changed	N/A
35 Cowgate	10,375	Rainbow Music	95,000
Shore Terrace/		Pierre Victoire & Others(4)	10,000

Dock Street	9,884		
Commercial Street/ Dock Street	17,588	Various 5	20,000
Total Grant Contribution	136,189	Private Investment	2,792,892
Year 1997-98			
21 Dock Street	9,442	Rollo Steven & Bond	10,000
40 Nethergate	18,000	Trades Bar	450,000
38-40 Reform Street	20,161	Threshers	64,000
16 Commercial Street	10,902	Tapas Bar	13,200
16 Union street	7,929	Hair Studio	55,000
42 Reform Street	9,012	Mortgage Shop	3,500
60 Nethergate	18,000	Betty Whites	7,500
56 Seagate	22,250	Parky's	50,000
35 Reform Street	13,200	Munro Klik	32,000
Total Grant Contribution	128,896	Private Investment	685,200
Year 1998-99			
33 Reform Street	15,338	Wildcat	22,000
21 Commercial St	13,400	David Low's	10,000
37 Union Street	4,080	Solicitors Office	2,500
21 Castle Street	6,000	Tourist Office	25,000
12 Reform Street	6,000	Ann Summers	20,000
Doig's Court	11,700	Gate	N/A
160 Nethergate	27,000	Queens Hotel	140,000
36 Castle Street	12,500	Gates	N/A
29 Castle Street	23,310	Sound Control	25,000
13-17 Exchange St	9,600	Two Shops	30,000
7 Castle Street	12,500	Fine & Dandy	35,000
<b>ADDRESS</b>	<b>GRANT (£)</b>	<b>OCCUPIER</b>	<b>OTHER SPEND BY GRANT RECIPIENT (£)</b>
Year 1998-9 cont			
4 City Square	10,125	Cafe	33,500
56 Reform Street	1,550	Alliance Trust	105,000
Total Grant Contribution	153,103	Private Investment	448,000
Year 1999-2000			
28-40 Castle Street	41,290	J D Browns/Tiffin	60,000
50 Union Street	29,400	McIntyre's	70,000
5 Seagate	14,380	Underground Bar	30,000
6 Whitehall Crescent	7,850	Newsagent	20,000
150 Nethergate	7,680	RC Cathedral	3,000
Reform Street Stone	5,500	N/A	
Crooms Close	24,000	N/A	
1-5 Reform Street	80,000	H Samuel's	400,000
Contribution	210,100	Private Investment	583,000
Total grant to date	802,074	Private Investment to date	4,738,764