

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE –
29 MARCH 2004**

**REPORT ON: CITY CENTRE FAÇADE ENHANCEMENT GRANT SCHEME AND
FAÇADE ENHANCEMENT GRANT SCHEMES IN ALBERT STREET
AND HILLTOWN - ANNUAL UPDATE AND TRANSFER TO THE
DUNDEE HISTORIC ENVIRONMENT TRUST**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 162-2004

1 PURPOSE OF REPORT

- 1.1 To advise Committee as to the progress being made to date on implementing the Façade Enhancement Grant Schemes, in the City Centre, Albert Street and Hilltown.
- 1.2 Also to advise Committee of the targeted areas for financial year 2004-2005, to be run under the auspices of the Dundee Historic Environment Trust.

2 RECOMMENDATIONS

- 2.1 Committee is asked to agree to the following:
 - a to note the progress being made within the three Façade Enhancement Grant Scheme areas during financial year 2003-2004;
 - b to instruct the Dundee Historic Environment Trust to pursue façade enhancement schemes within the areas identified in Appendix 2.

3 FINANCIAL IMPLICATIONS

- 3.1 A sum of £50,000 has been allocated from the Planning and Transportation Departments 2004/05 Capital Budget
- 3.2 Scottish Enterprise Tayside have allocated £50,000 within their 2004/05 operational plan for the Façade Enhancement Grant Scheme. The £100,000 available will be allocated, £75,000 to the City Centre and £25,000 to Albert Street.
- 3.3 Other funds available for the scheme in 2004/05 are £19,450 from BNSF, £22,000 from SIPS.
- 3.4 All of these sums will be made available for the Façade Enhancement Grants Scheme to the Dundee Historic Environment Trust.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 By the successful renovation of important City Centre buildings, 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”

By introducing a façade scheme to Albert Street and Hilltown/Strathmartine Road the theme of Dundee 21 “Diversity and local distinctiveness are valued and protected” is encouraged.

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

- 6.1 Since its inception in 1994-1995 the Façade Enhancement Grant Scheme has contributed to the transformation of the City Centre. It has helped to increase the economic activity of the City Centre by providing improved shopping and leisure facilities, as well as introducing public art in specifically designed gates into the public domain. In financial year 2000/2001 the scheme was extended into parts of Albert Street and the whole of Hilltown.

6.2 A Review of the Façade Enhancement Grants Scheme in the City Centre 2003-2004.

21-25 Union Street – The façade retention of this Category ‘B’ listed building (grant given £66,000 which was a 66% contribution).

53 Reform Street – The restoration of the neo-classical detailing on this proposed employment agency (grant given £14,965 which was a 75% contribution).

34 Seagate – The refurbishment of this licensed bookmakers to match adjoining properties (a grant of £6,000 which was a 75% contribution).

- 6.3 A plan showing the distribution of grant assisted projects will be available at Committee.
- 6.4 A major impact of Façade Enhancement Grant Scheme 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:

	DCC	Scottish Enterprise Tayside Contribution	Total Budget
1994/95	£61,919	-	£61,919
1995/96	£111,867	-	£111,867
1996/97	£86,189	£50,000	£136,189
1997/98	£53,896	£75,000	£128,896
1998/99	£78,103	£75,000	£153,103
1999/2000	£46,500	£163,500	£210,100
2000/01	£61,140	£75,000	£136,140
2001/02	£24,300	£75,000	£99,300
2002/03	-	£50,000	£50,000
2003/04	£25,000	£50,000	£75,000
Totals	£548,914	£613,500	£1,162,514

It is estimated that private investment associated with Façade Enhancement Grant Scheme during the period 1994-2004 is approximately some £7.3m resulting in each £1 of Council investment leveraging in £15 from other parties. A detailed breakdown is shown in the attached Appendix 1.

- 6.5 With the imminent transfer of the FEGs budget, plus possible other financial resources available through Better Neighbourhood Services Fund and Social Inclusion Partnership, to the Dundee Historic Environment Trust, a number of pre-conditions will have to be agreed between the Council, Scottish Enterprise Tayside and the Trust.
- 6.6 These pre-conditions will cover the following:
- i the geographical areas that the Trust will use monies made available by the City Council and Scottish Enterprise Tayside will be pre-determined (see Appendix 2);
 - ii the levels of grant and the method of inspection and payment of the grant will remain the same.
 - iii the Trust shall produce an annual report on the implementation of the Façade Enhancement Grant Scheme in the City Centre, Albert Street and Hilltown. This first report will be presented to Committee at the end of financial year 2004-2005 and every year thereafter.

6.7 **A Review of the Façade Enhancement Grants Scheme in Albert Street and Hilltown 2003-2004**

6.8 The following schemes have been approved and implemented.

Address	Grant	% Grant
127 Albert Street	£4,465	95%
156 Albert Street	£3,750	95%
8-10 Main Street	£18,050	95%
Total	£26,265	

The last grant was funded through BNSF.

6.9 Unlike the city centre the levels of grant in Albert Street and Hilltown average 95%, with a consequentially lower contribution made by the shopkeeper. Levels of grant expenditure over the period of the scheme are as follows:

2000/01	£38,570
2001/02	£85,170
2002/03	£52,386
2003/04	£26,265
TOTAL	<u>£202,391</u>

7 CONSULTATIONS

7.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Assistant Chief Executive (Community Planning) the Head Communities and Scottish Enterprise Tayside have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 Minutes of Planning Committee (City of Dundee District Council) City Centre Façade Enhancement Grant Scheme June 1994 – Item 3 refers.

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16 March 2004

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APPENDIX 1**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
2000-2001	8	9
2001-2002	6	6
2002-2003	3	3
2003-2004	3	3
TOTAL	78	96

INVESTMENT ASSOCIATED WITH FECS GRANT TARGETED PROPERTIES IN CITY CENTRE

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

ADDRESS	GRANT (£)	OCCUPIER	OTHER SPEND BY GRANT RECIPIENT (£)
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 Telephone Shop	1,800,000
91 Nethergate	6,000	Changed	N/A
35 Cowgate	10,375	Rainbow Music	95,000
Shore Terrace/ Dock Street	9,884	Pierre Victoire & Others(4)	10,000
Commercial Street/ Dock Street	17,588	Various 5	20,000
Total Grant Contribution	136,189	Private Investment	2,792,892

ADDRESS	GRANT (£)	OCCUPIER	OTHER SPEND BY GRANT RECIPIENT (£)
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
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
Total Grant Contribution	210,100	Private Investment	583,000

ADDRESS	GRANT (£)	OCCUPIER	OTHER SPEND BY GRANT RECIPIENT (£)
Year 2000-2001			
66 High Street	22,400	Timpson's	90,000
113-117 Nethergate	7,240	Leonardo's	125,000
1-3 King Street	46,400	Whole Building	200,000
Queens Buildings	6,000	Two Shop Units	15,000
21 Reform Street	18,000	McDonalds	150,000
39 Union Street	13,300	Rendezvous	25,000
24 South Tay Street	10,800	Gift Shop	40,000
Campbells Close	12,000	Public Art Gate	N/A
Contribution	136,140	Private Investment	645,000
Year 2001-2002			
73/76 High Street	36,000	Tayside Building Preservation Trust	167,000
26 Exchange Street	8,625	Two Shop Units	10,000
12 Exchange Street	6,000	One Shop Unit	5,000
39/41 Cowgate	24,225	One Shop Unit & Upper Floors	85,000
34/36 Commercial Street	12,000	Restaurant	25,000
25 South Tay Street	12,450	Restaurant/hotel	420,000
Contribution	99,300	Private Investment	712,000
Total grant to date	1,037,514	Private Investment to date	6,095,764
Year 2002-2003			
37 Union Street	5,000	Solicitors Office	5,000
Gray's Close	16,000	Tayside Building Preservation Trust	-
Baxter's Court	25,000	Northern Housing Association Ltd	150,000
Contribution	46,000	Private Investment	155,000
Total Grant to date	1,083,514	Private Investment to date	6,250,764

ADDRESS	GRANT (£)	OCCUPIER	OTHER SPEND BY GRANT RECIPIENT (£)
Year 2003-2004			
21-25 Union Street	66,000	Six Flats & One Shop	1,000,000
53 Reform Street	14,965	Recruitment Office	35,000
34 Seagate	6,000	Bookmakers	12,000
Contribution	86,965	Private Investment	1,047,000
Total Grant to date	1,170,479	Private Investment to date	7,297,764

APPENDIX 2**THE TYPES AND LOCATIONS OF PROJECTS TO BE FUNDED THROUGH FEGS IN FINANCIAL YEAR 2004-2005**

- 1.1 The following potential areas considered important to build up the success of FEGs in the city centre:

Dealing with these strands in turn:

- a Fifteen grants have been awarded in Reform Street since 1994-1995. Three shops, all small, have still to be done. Despite regular contact with the leasees, to date no progress has been made. It is now considered essential to deal with these last shops by offering the leasees 100% grant assistance.

- b The Housing Department have a number of repairs notices either underway or in the process of being served in the following streets:

- 1 Nethergate;
- 2 Seagate; and
- 3 Union Street

Shops within these locations should be pursued to ensure improvements to the property. The targeted properties for future FEGs projects will concentrate on South Tay Street, the basement areas of Milnes Building in Nethergate and West Nethergate.

- c Improvement clusters of shops occur in:

- 1 Commercial Street;
- 2 Exchange Street; and
- 3 Seagate

Other unimproved shops adjacent to these clusters are to be targeted for improvement.

- d The Dundee Cultural Quarter Public Realm Initiatives and Opportunities Study Final Report July 2003 provided by Land Use Consultants. LUC see FEGs as being a useful tool in promoting the Cultural Quarter. In their report a different slant to operate FEGs is recommended. Items such as signage and lighting which are currently ineligible for grant assistance are recommended to be included in the scheme. It will be necessary to seek the Planning and Transportation Committee's approval to include these elements within FEGs.

- 1.2 The areas currently covered by FEGs in Albert Street, Hilltown/Strathmartine Road are to be extended to include Mains Loan, southern Albert Street, northern Princes Street and western Arbroath Road.

- 1.3 A plan showing the FEGS areas will be available at Committee.

- 1.4 Plans showing all of these FEGs areas will be given to the Trust.