

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE  
27 MAY 2002**

**REPORT ON: CITY CENTRE FACADES ENHANCEMENT GRANT SCHEME AND  
FAÇADE ENHANCE GRANT SCHEMES IN ALBERT STREET AND  
HILLTOWN ANNUAL UPDATE AND RECOMMENDATIONS FOR  
FINANCIAL YEAR 2002-2003**

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

**REPORT NO: 246-2002**

## **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.

## **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;
- b to target the following streets in the City Centre:
  - i Reform Street
  - ii Union Street
  - iii South Tay Street
  - iv Westport
  - v Nethergate (between Nethergate Centre and West Marketgait)
- c to advise Committee that in order to focus the available budget for financial year 2002/2003, the following streets be removed from the targeted area.
  - i Castle Street
  - ii Commercial Street
  - iii Cowgate
  - iv Exchange Street
  - v High Street
  - vi Seagate
- d that Committee agree to authorise the Director of Planning and Transportation to offer additional grant if during construction works to an approved shopfront additional and unforeseen works are revealed. This scheme of delegation will be restricted to 20% top-up of the committee approved grant, subject to the availability of resources.
- e that the level of grant support in Hilltown and Albert Street be awarded on the basis of the financial profile of the applicant. 90% for single traders and 75% for others (property companies, company chains, housing associations, etc).

f that the following areas of Albert Street and Hilltown be targeted for financial year 2002-2003:

- i 101-223, 100-170 Albert Street
- ii 116-204 Hilltown
- iii 22-36 Strathmartine Road
- iv 1-27 Mains Road

### **3 FINANCIAL IMPLICATIONS**

- 3.1 The expenditure for FECS is included within the current approved Financial Plan for 2002/03.
- 3.2 Scottish Enterprise Tayside have allocated £50,000 within their operational plan for a similar period for Façade Enhancement Grant Scheme.
- 3.3 Confirmation of these figures will yield a combined budget of £100,000. A bid has been made for £25,000 from the Social Inclusion Partnership Fund, if successful this will be available for Facade Enhancement Grant Schemes projects in the Hilltown.
- 3.4 Of this potential total budget of £125,000, £50,000 will be earmarked for the City Centre, £37,500 for Hilltown and £37,500 for Albert Street.

### **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 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 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 the commercial vibrancy of Dundee’s City Centre. The Façade Enhancement Grants Scheme since its inception has sought to create a quality regional centre through new quality shopfronts, the use of public art in specifically designed gate and other facades which contribute to the ambience of the City Centre.

- 6.2 **A Review of the Façade Enhancement Grants Scheme in the City Centre 2001-2002.**

73-76 High Street – Gardyne's Land, a collection of medieval buildings was acquired by The Tayside Building Preservation Trust to convert into a youth hostel. The first phase of this project has now been completed. Works covered by this phase included making the property wind and water tight.

26 Exchange Street – The conversion of this property has seen the upper floors being put into residential use with two ground floor shops being provided.

12 Exchange Street – This small shop unit has been renovated to match the adjoining solicitor's office.

39-41 Cowgate – An early 19<sup>th</sup> century four storey listed building, which has been in a ruinous condition for some time has been totally refurbished, restoring traditional details.

34-36 Commercial Street – One of a row of four shops, the others have traditional frontages. This property is to be converted into a restaurant and will match the rest of the row of shops.

25 South Tay Street – A hotel/restaurant occupies this category "B" listed building. Situated within the Cultural Quarter it brings back into usage a previously vacant building.

- 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	£210,000
2000/01	£61,140	£75,000	£136,140
2001/02	£24,300	£75,000	£99,300
Totals	£523,914	£513,500	£1,037,414

It is estimated that private investment associated with Façade Enhancement Grant Scheme during the period 1994-2002 is approximately some £6.1 m resulting in each £1 of Council investment leveraging in £13 from other parties. A detailed breakdown is shown in the attached Appendix.

- 6.5 It is considered desirable to concentrate 2002-2003 FEGBS spend in the targeted streets as outlined in paragraph 2.1b.

- 6.6 The reduction in the number of City Centre streets to be covered in financial year 2002/2003 is necessary due to the reduction in the FECS budget as outlined in paragraph 2c.
- 6.7 **A Review of the Façade Enhancement Grants Scheme in Albert Street and Hilltown 2001-2002**
- 6.8 The following schemes have been approved and implemented.
- 124-126 Albert Street – A double fronted shop has been improved and operates as a salesroom.
- 148 Albert Street – A traditional shopfront has been reintroduced, currently vacant.
- 150 Albert Street – Matching the above shop, and occupied by a baker.
- 140-146a Hilltown – A run of five shops which have been renovated in a similar traditional style.
- 116-124a Hilltown – Four shops, all renovated in a similar traditional style.
- 32 Strathmartine Road – A double shop, which has been fully renovated to accommodate a butcher's shop.
- 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         |
| TOTAL   | <u>£123,740</u> |
- 6.10 Due to the levels of interest, particularly within the Albert Street area, it is recommended that the percentage level of grant be adjusted, depending on the financial profile of the applicant. It is recommended that a 90% grant of approved costs be offered to single traders and a 75% grant be awarded to the applicants who are property companies, company chains, housing associations, etc.
- 6.11 The previously targeted areas in both Albert Street and Hilltown are again recommended to be targeted for financial year 2002-2003.
- 6.12 During works undertaken at 140-146a Hilltown, the degree of dilapidation revealed only following downtakings was greater than anticipated. This included dry rot in timber lintels and defective brickwork. This resulted in extra costs but no change to the appearance of the improvement. Further reporting to Committee was required to cover this. This has not been the case to date with the city centre generally. Similar properties in Hilltown and Albert Street may well reveal similar problems. In order to address the problem in subsequent grant projects, it is recommended to Committee that a scheme of delegation is given to the Director of Planning and Transportation to uplift the grant offer to meet these potential additional works. This will be restricted to a maximum top-up of 20% of the approved grant.

**7 CONSULTATIONS**

- 7.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning, Director of Neighbourhood Resources & Development 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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Policy and Regeneration Manager

KW/JMcG/RSC CON11/1

16 May 2002

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Tayside House  
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**APPENDIX 1****GRANT OFFERED/PROPERTIES INVOLVED**

<b>YEAR</b>	<b>GRANT</b>	<b>PROPERTIES</b>
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
<b>TOTAL</b>	<b>72</b>	<b>90</b>

**INVESTMENT ASSOCIATED WITH FECS GRANT TARGETED PROPERTIES IN CITY CENTRE**

<b>ADDRESS</b>	<b>GRANT (£)</b>	<b>OCCUPIER</b>	<b>OTHER SPEND BY GRANT RECIPIENT (£)</b>
<b>Year 1994-95</b>			
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
<b>Total Grant Contribution</b>	<b>61,919</b>	<b>Private Investment</b>	<b>116,000</b>

ADDRESS	GRANT (£)	OCCUPIER	OTHER SPEND BY GRANT RECIPIENT (£)
<b>Year 1995-96</b>			
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
<b>Total Grant Contribution</b>	<b>111,867</b>	<b>Private Investment</b>	<b>113,672</b>
<b>Year 1996-97</b>			
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
<b>Total Grant Contribution</b>	<b>136,189</b>	<b>Private Investment</b>	<b>2,792,892</b>

ADDRESS	GRANT (£)	OCCUPIER	OTHER SPEND BY GRANT RECIPIENT (£)
<b>Year 1997-98</b>			
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	Parkys	50,000
35 Reform Street	13,200	Munro Klik	32,000
<b>Total Grant Contribution</b>	<b>128,896</b>	<b>Private Investment</b>	<b>685,200</b>
<b>Year 1998-99</b>			
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
<b>Total Grant Contribution</b>	<b>153,103</b>	<b>Private Investment</b>	<b>448,000</b>
<b>Year 1999-2000</b>			
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
<b>Contribution</b>	<b>210,000</b>	<b>Private Investment</b>	<b>583,000</b>

ADDRESS	GRANT (£)	OCCUPIER	OTHER SPEND BY GRANT RECIPIENT (£)
<b>Year 2000-2001</b>			
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
<b>Contribution</b>	<b>136,140</b>	<b>Private Investment</b>	<b>645,000</b>
<b>Year 2001-2002</b>			
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
<b>Contribution</b>	<b>99,300</b>	<b>Private Investment</b>	<b>712,000</b>
<b>Total grant to date</b>	<b>1,037,414</b>	<b>Private Investment to date</b>	<b>6,095,764</b>