

**ITEM No ...5.....**

**REPORT TO:** CITY DEVELOPMENT COMMITTEE – 5 DECEMBER 2022  
**REPORT ON:** CITY CENTRE SHOPFRONT IMPROVEMENT PILOT SCHEME  
**REPORT BY:** EXECUTIVE DIRECTOR OF CITY DEVELOPMENT  
**REPORT NO:** 322-2022

**1 PURPOSE OF REPORT**

1.1 This report seeks approval to develop and implement a pilot project that will support shopfront improvements in the city centre, with an initial focus on properties in Union Street.

**2 RECOMMENDATION**

2.1 It is recommended that the Committee:

- a approves the principle of a pilot project that will offer grant support for shopfront improvements, initially focused on Union Street;
- b remits the Head of Planning & Economic Development to engage with property owners and businesses in Union Street where shopfront improvements would contribute to the upgrading of this key street connecting the High Street to the Waterfront;
- c delegates the Head of Planning & Economic Development to finalise details and implement of the Shopfront Improvement Scheme as set out in the report; and
- d agrees that a report on the pilot project be submitted to the City Development Committee once the initial phase has been completed.

**3 FINANCIAL IMPLICATIONS**

3.1 The pilot project will be supported by £150,000 from the City Investment Fund.

3.2 The award of grants under the proposed pilot will be conditional on a contribution of funding towards costs from the property owner. It is anticipated that the maximum grant award will be 75% of the total eligible cost.

**4 BACKGROUND**

4.1 Reference is made to Article VI of the Minute of Meeting and report number 290-2022 that was approved by the City Development Committee at its meeting on 31 October 2022. This report approved the draft City Centre Strategic Investment Plan and remitted the Executive Director of City Development to pursue external funding to support delivery of projects that would contribute towards the Plan's aspirations. The draft Plan contains a specific action to target key building frontages with a façade enhancement scheme, including Union Street, Murraygate and Reform Street.

4.2 Members will be aware of the temporary improvement works that were implemented in Union Street through Sustrans funding. In response to the positive reaction to these works, a project involving Dundee City Council and UNESCO Dundee is being undertaken to engage stakeholders in designing permanent improvements to the street that maximise the benefits of traffic being removed. Funding for these works will be pursued through Sustrans and it is anticipated that the main works will be implemented in 2024/2025, subject to funding being secured.

4.3 Union Street lies within the Central Conservation Area and most buildings are Category B listed. The majority of the shopfronts in Union Street are of good quality and of a standard that contributes positively to the character of the street. However, there are some shopfronts that

are of poorer quality and a complementary pilot project that will offer grant assistance to improve these is proposed. Depending on the success of the pilot project, and the availability of future funding, it may be extended to cover other streets in the city centre.

- 4.4 Detailed guidance on eligible works shall be developed as part of the pilot. It is anticipated that works will mainly focus on exterior improvements for example lighting, installation of enhanced shopfronts, reinstating stall risers, painting, stonework repairs and repositioning façade signage. A limited number of internal works would be eligible, for example alterations that focus on improving access to properties and the relocation of externally mounted security shutters. Grant support will subject to conditions, including a requirement that the property owner maintains the shopfront in a good condition for at least 5 years.
- 4.5 The pilot will be open to all premises within Union Street although the funding will be allocated on a priority basis to the proposals that will deliver the greatest benefit to the public realm. Proposals that support community wealth building by using local contractors for the works to design and implement shopfront improvements will be encouraged.
- 4.6 The Council has been allocated funding from the Scottish Government for the financial year 2022/2023 in connection with the Place Based Investment Programme. The main objectives of the Place Based Investment Programme include supporting place policy ambitions such as town centre revitalisation, and 20-minute neighbourhoods. Officers are considering options for the remainder of this funding including improvements of Commercial Street, Union Street and the acquisition of strategic property assets. These projects will be subject to future reports to Committee.

## **5 POLICY IMPLICATIONS**

- 5.1 This report has been subject to the Pre-IIA Screening Tool and does not make any recommendations for change to strategy, policy, procedures, services or funding and so has not been subject to an Integrated Impact Assessment. An appropriate senior manager has reviewed and agreed with this assessment.

## **6 CONSULTATIONS**

- 6.1 The Council Leadership Team have been consulted in the preparation of this report and are in agreement with its content.

## **7 BACKGROUND PAPERS**

- 7.1 None.

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