

ITEM No ...3.....

REPORT TO: CITY GROWTH AND INFRASTRUCTURE COMMITTEE – 5 JANUARY 2025
REPORT ON: CITY CENTRE BUSINESS IMPROVEMENT DISTRICT(BID)
REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT
REPORT NO: 4-2026

1 PURPOSE OF REPORT

1.1 This report updates the Committee on the proposed City Centre Business Improvement District (BID) and seeks approval for Dundee City Council's support and participation in the BID ballot.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a notes the progress that has been made on the proposed City Centre BID and its alignment with the City Centre Strategic Investment Plan;
- b confirms that Dundee City Council will not exercise its right to veto the BID proposal document;
- c commits the Council to voting in the ballot, and remits the Executive Director – City Development to bring a further report to the City Growth and Infrastructure Committee on 16 February 2026 presenting the Business Plan and recommending a voting option; and
- d remits the Executive Director – City Development to arrange an all-member briefing with the BID Project Manager prior to the February meeting.

3 FINANCIAL IMPLICATIONS

3.1 The Executive Director of Corporate Services has confirmed that the agreement of these recommendations will, subject to the outcome of the ballot being that a BID is established, result in additional recurring costs of £30,000 for five years. Leisure & Culture Dundee has agreed to contribute £5,000 per annum towards this. In the event that the BID does go ahead, the costs for 2026/2027 will be met from the general contingency fund and then added to the City Development budget in later years.

4 BACKGROUND

4.1 Reference is made to Article VII of the Fair Work, Economic Growth and Infrastructure meeting on 9 June 2025 (Report 156-2025) that provided an update on emerging proposals for a Dundee City Centre Business Improvement District.

4.2 A Business Improvement District (BID) is a business led initiative within a defined geography where businesses work together and collectively invest funds that are raised by a levy on Non-domestic Rates.

4.3 Over recent months, the BID Project Manager and Steering Group has undertaken extensive stakeholder engagement with city centre businesses. A survey was sent to more than 630 businesses in the BID area via email, one to many and one to one visits and open house events took place including the Launch Event on 10 September at Livehouse. The feedback from this has informed the preparation of a BID proposal which focuses on the following key priorities (Appendix 2):

- a Safer Streets – a more secure and friendly city centre;
- b Cleaner – a more welcoming city centre for all;

- c Vibrant – a more engaging city centre; and
 - d Empowered – representing city centre businesses through strong partnerships.
- 4.4 These priorities are aligned with and will support progress to deliver the City Centre Strategic Investment Plan 2020-2050. A detailed Business Plan will be developed over the coming weeks and will accompany the ballot papers which will be issued 29 January 2026.
- 4.5 Any services delivered by the BID will be additional to those being provided by the Council and other public sector partners. As part of the process, 10 baseline services have been provided by Dundee City Council and Police Scotland and will be included in the Business Plan.
- 4.6 It is intended that the ballot of eligible businesses will close on 19 March 2026. Subject to a successful outcome, the BID will operate for an initial five-year term, with operations commencing on 1 May 2026.
- 4.7 In order to establish a BID, four conditions required to be met through the ballot:
- a minimum turnout figure of 25% by number of businesses;
 - b minimum turnout figure of 25% by rateable value;
 - c of those that vote, more than 50% of businesses must be in favour; and
 - d of those that vote, more than 50% of the combined rateable value must be in favour.
- 4.8 The bid proposal is based on a levy 1.5% of rateable value of the eligible 380 properties within the BID boundary (Appendix 1) with a Non-Domestic Rateable (NDR) value of £25,000 and above.
- 4.9 The BID boundary map is based on the Local Development Plan with extensions at City Quay, Cowgate, Constable Street and Gallagher Retail Park.
- 4.10 The BID Steering Group has agreed that the maximum amount payable by any business within the BID area is £30,000 per annum. Dundee City Council and Leisure & Culture Dundee will be treated as a single levy paying organisation for the purposes of the BID. Any business with a NDR value below £25,000 will not be required to pay a levy.
- 4.11 On behalf of the BID, the Council will collect and manage the levy from those liable. The costs incurred by the Council associated with this will be met by the BID and set out in an Operating Agreement.
- 4.12 The last BID steering group took place on 4th December. 14 members of the steering group signed a copy of the Steering Group Agreement confirming the BID levy rules including:
- a Stuart McFarlane, Primark & Carrie Shannon, Archies/CAM Ventures (Co-Chairs); and
 - b Apex Hotel; Dundee Science Centre; Dundee Rep; V&A Dundee, Dundee & Angus Chamber of Commerce; McDonalds; Andrew Black Design, Overgate and DCC.
- 4.13 The Business Improvement Districts (Scotland) Regulations 2007 provides local authorities with the ability to veto a BID proposal up to 70 days prior to the ballot. Local authorities may exercise this veto for reasons including conflict with the Council's Development Plan or other approved policies for the area; and the extent to which the BID proposer has discussed the BID proposals with the authority before submitting the proposal. In this instance, the BID proposal is aligned with the Dundee Local Development and the City Centre Strategic Investment Plan.

Furthermore, Council Officers have been fully informed in relation to the development of the BID proposal.

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.

7 BACKGROUND PAPERS

- 7.1 None.

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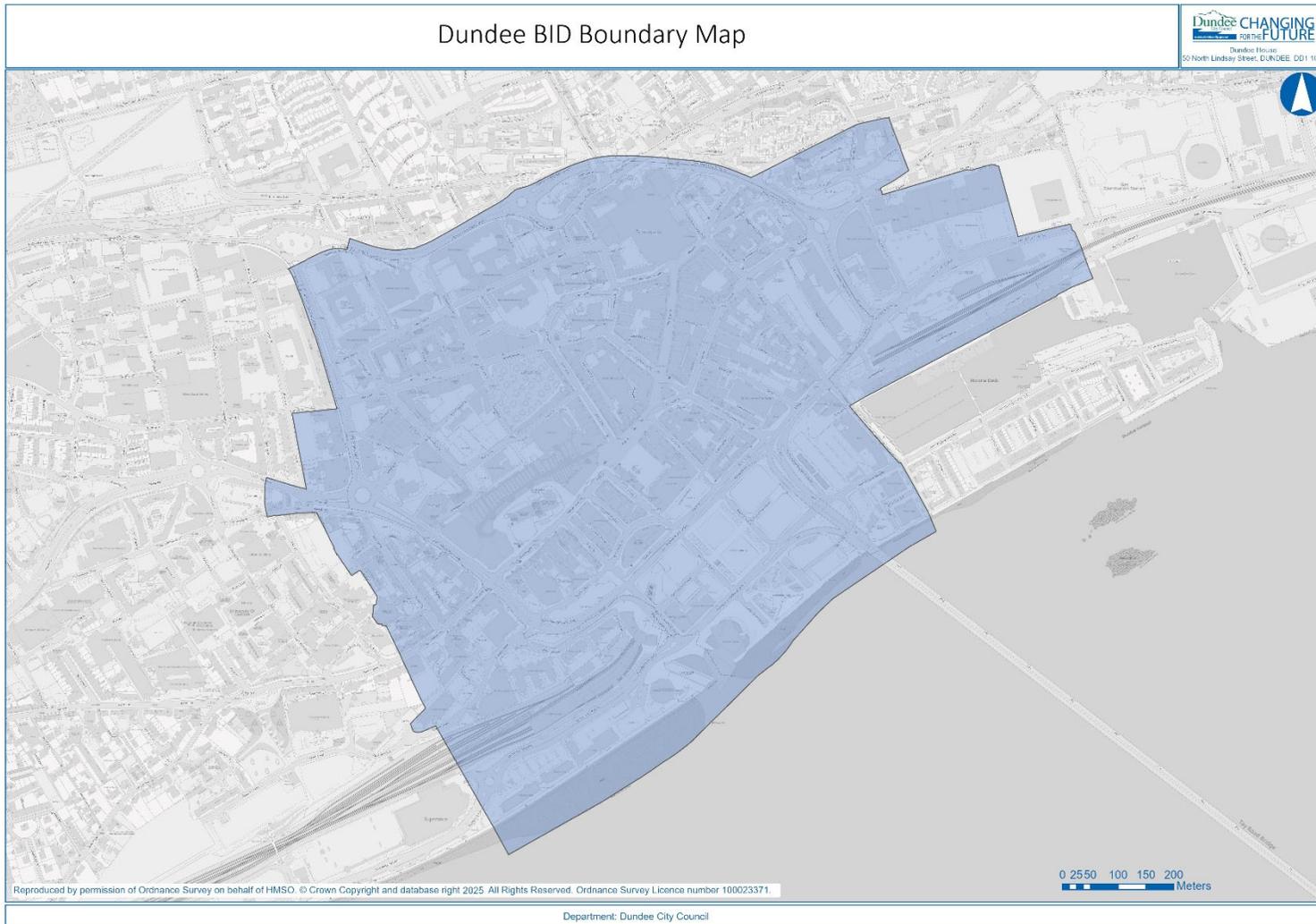
Dundee City Council
Dundee House
Dundee

RP/GH/RM/GS

11 December 2025

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APPENDIX 1



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APPENDIX 2



WHAT DUNDEE BID IS PROPOSING TO DELIVER

1 Safer – *a more secure and friendly city centre*

Increased footfall and a safe, friendly city centre go hand in hand, and a visible and coordinated presence helps foster the feeling of a safe environment. This could include the introduction of a visible street presence at key times to offer support to businesses, residents and visitors.

Partnership initiatives such as “Retailers Against Crime”, and “Shopwatch”, promote collaboration between businesses in preventing and reporting city centre crimes, which would be supported by the expansion of communication schemes and improved crime information sharing.

First aid response could be enhanced by working in partnership with NHS paramedics and offering training to retailers, while the introduction of ‘Safe Spaces’ contributes to overall wellbeing. Engagement with the homeless community will be handled with care and dignity, aiming to offer support and reduce vulnerability.

Other initiatives such as working with taxi drivers/companies, bus companies, etc to co-ordinate better access to and from the city centre during the day, but particularly in the evening/nighttime.

2 Cleaner – *a more welcoming city centre for all*

A recurrent theme when speaking to the businesses was how “down at heel” and dirty parts of the city centre feel.

Potential additional activities include the deployment of a Dundee BID “Clean & Green” team who would target graffiti, perform ‘rapid response’ when there is an issue and could be deployed to power wash targeted public areas.

Dundee BID will work with partner organisations on the overall presentation of vacant units through vinyl wrapping and deploying the “Clean & Green” team to undertake general maintenance to the exteriors and to alert the landlord to more serious issues (eg broken windows, damage to signage, etc).

The objective being to ensure that the city centre presents as well to those who are arriving in the morning as it does to those arriving in the evening.

The “Clean & Green” team will also work in partnership to bring additionality to the existing waste and street management contractors.

Running in tandem with these initiatives, Dundee BID would work closely with agents managing and marketing vacant retail units to ensure that these are kept in good order. Dundee BID would also work closely with the Economic Development team at Dundee City Council to promote these units and the city more generally as a successful place to do business.

3 Vibrant – *a more engaging city centre*

Creating a lively, attractive city centre involves introducing the right events, co-ordinated promotion, marketing and placemaking efforts will make Dundee City Centre a more engaging one for all its audiences.

This includes contributing to the planning and delivery of major city centre events, supported and delivered in collaboration with stakeholders, which will enhance footfall and city centre appeal and Dundee BID will be instrumental in ensuring that businesses are kept up to date with events and in a position to maximise the economic potential of these events.

4 Empowered – *representing city centre businesses through strong partnerships*

A sense of community will bring a strong and unified voice for city centre BID levy payers and is core to our influence. Many businesses feel that the lack of a sense of community across all sectors is hampering success.

Through effective and efficient communication, Dundee BID will keep businesses better informed and more engaged with newsletters, websites, social channels, and networking opportunities encouraging collaboration.

Ongoing engagement, co-operation and partnership activity, including future strategy development, will take place with key partners including Dundee City Council, Tayside Police, Dundee & Angus Chamber of Commerce, the Dundee City Centre Stakeholders Group, as well as the Tourism and other stakeholder groups will bring alignment in addressing our shared priorities across the city centre.

On behalf of its levy payers, Dundee BID will represent their business interests within the public realm at local and national levels.

Through data insights, including footfall reporting, market research, etc Dundee BID will monitor the economic wellbeing of the city centre to ensure we understand the environment in which our levy payers operate.