

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE
30 APRIL 2001**

**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 2001-2002**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 199-2001

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. Also to seek Committees agreement for extending the scheme into other parts of the citys emerging Cultural Quarter.

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 extend the scheme into the northern section of the emerging Cultural Quarter. (Principally this will be South Tay Street and Westport);
- c to target the following streets in the City Centre which still require improvement:
 - i Union Street
 - ii Reform Street
 - iii Castle Street
 - iv Commercial Street
 - v Nethergate
 - vi Cowgate
 - vii Exchange Street
 - viii High Street
 - ix Seagate
- d that existing targeted sections of Albert Street and Hilltown continue to be the focus of grant assistance.
- e That a budget of £200,000 be allocated to the three FECS areas. The breakdown would be:

City Centre	£125,000
Hilltown	£50,000
Albert Street	£25,000

3 FINANCIAL IMPLICATIONS

- 3.1 The City Councils expenditure of £100,000 in the financial year 2001/02 is included within the current approved Financial Plan for the financial year 2001/02.

Scottish Enterprise Tayside have allocated £75,000 within their operational plan for a similar period for Façade Enhancement Grant Scheme.

- 3.2 Confirmation of these figures will yield a combined budget of £175,000. To this has been added a figure of £25,000 from the Social Inclusion Partnership Fund, this will be available for Facade Enhancement Grant Schemes projects in the Hilltown.
- 3.3 Of this total budget of £200,000 £125,000 will be earmarked for the City Centre. £50,000 for Hilltown and £25,000 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 2000-2001

The following schemes were done during financial year 2000-2001.

1-3 King Street – This prominent four storey corner block, situated at the northeastern corner of the City Centre has been thoroughly restored.

21 Reform Street – An earlier scheme has been replaced by a more in-keeping shopfront for Reform Street.

39 Union Street – A public house frontage has been replaced by a more architecturally correct frontage for Union Street.

66 High Street – The successful renovation of Timpson's further consolidates the High Street, following on from the refurbishment of H Samuels and the Northern Rock Building Society buildings.

113-117 Nethergate – The former Bank of Scotland has been developed into a stylish Italian restaurant.

Campbells Close – A further Dundee Public Art Gate has been commissioned for early installation.

Queens Hotel – The last two retail units have been refurbished to compliment previous façade improvements on this prominent listed building.

24 South Tay Street – A former licensed bookmakers has been converted into a more in-keeping gift shop.

6.3 A plan showing the distribution of grant assisted projects and recommended areas for expansion of the scheme 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:

1994/95	£61,919
1995/96	£111,867
1996/97	£136,189
1997/98	£128,896
1998/99	£153,103
1999/2000	£210,000
2000/01	£136,140
TOTAL GRANT	<u>£938,114</u>

It is estimated that private investment associated with Façade Enhancement Grant Scheme during the period 1994-2001 financial years, some £5.4 m. A detailed breakdown is shown in the attached Appendix.

6.5 It is considered desirable to concentrate 2001-2002 FECS spend in the targeted streets as outlined in paragraph 2.1c.

6.6 Committee will recall the EDAW Study which promoted the emerging framework of a cultural quarter, whose effective spine is South Tay Street and Westport. In order to build upon the success of this area it is considered desirable to absorb these streets within FECS.

7 INITIAL ASSESSMENT OF THE FAÇADE ENHANCEMENT GRANT SCHEME IN ALBERT STREET AND HILLTOWN

- 7.1 As with the commencement of the City Centre Façade Enhancement Grant Scheme, initial uptake has been low, however the following schemes have been approved.

	Address	Grant Offered
a	101 Albert Street	£12,350
b	140 Hilltown	£4,275
c	142 Hilltown	£6,175
d	144-146 Hilltown	£7,220
e	146a Hilltown	£4,275
f	152 Hilltown	£4,275
	TOTAL	<u>£38,570</u>

- 7.2 There has been sufficient pre-application enquiries to indicate that the level of grant uptake in 2001-2002 will utilise the grant allocation which has been recommended for these two areas.
- 7.3 The previously targeted areas in both Albert Street and Hilltown are again recommended to be targeted for financial year 2001-2002.

8 CONSULTATIONS

- 8.1 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.

9 BACKGROUND PAPERS

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

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KW/JMcG/KR CON11/1

24 April 2001

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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
TOTAL	66	84

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
Contribution	210,000	Private Investment	583,000

ADDRESS	GRANT (£)	OCCUPIER	OTHER SPEND BY
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Year 2000-2001		GRANT RECIPIENT (£)	
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
Total grant to date	938,114	Private Investment to date	5,383,764