

REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE - 27 MAY 2003

REPORT ON: CITY CENTRE FAÇADE ENHANCEMENT GRANT SCHEME AND FAÇADE ENHANCEMENT GRANT SCHEMES IN ALBERT STREET AND HILLTOWN - ANNUAL UPDATE AND RECOMMENDATIONS FOR FINANCIAL YEAR 2003-2004

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 250-2003

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 2003-2004.

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 continue the scheme during the financial year 2003-2004;
 - c Due to prior enquiries it is recommended that the following streets are targeted for financial year 2003-2004:
 - i Union Street (specifically, this year will see the refurbishment of 21-25 Union Street);
 - ii Nethergate; and
 - iii South Tay Street.
 - d to extend the targeted area in Hilltown to include that section of Strathmartine Road between Mains Road and the Fiveways Roundabout;
 - e to target sections of Albert Street that have been previously identified; and
 - f that the level of grant support in Albert Street, Hilltown/Strathmartine Road be awarded on the basis of the financial profile of the applicant as follows: 95% for single traders and 75% for others (property companies, company chains, housing associations, etc). Generally, no applications will be accepted for public houses in this area, unless they are of a very poor appearance in a prominent area.

3 FINANCIAL IMPLICATIONS

- 3.1 A sum of £50,000 has been allocated from the Planning and Transportation Departments Capital Budget. £25,000 will target the City Centre, and the remaining £25,000 will be used in Albert Street.
- 3.2 Scottish Enterprise Tayside have allocated £50,000 within their operational plan for a similar period for Façade Enhancement Grant Scheme. This will also be targeted on the City Centre, giving a budget for financial year 2003-2004 of £75,000.
- 3.3 A successful bid to BNSF resulted in a grant of £37,500 for the Hilltown/Strathmartine Road area for financial year 2003-2004.

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. During 2000-2001 the scheme has been extended into parts of Albert Street and Hilltown and has continued during 2002/2003. Again, as with the City Centre, substantial improvements to the shopping parades have been made. These have been welcomed by local residents and community groups.

- 6.2 **A Review of the Façade Enhancement Grants Scheme in the City Centre 2002-2003.**

37 Union Street – A more traditional shopfront has been installed at this solicitor’s office (grant given £5,000, which was a 75% contribution).

Gray’s Close – A public art gate installed at this entrance to Gardyne’s Land (grant given £16,000, which was a 100% contribution)..

Baxters Court – A public art gate which serves a newly renovated block of flats (grant given £29,000, which was a 100% 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
Totals	£523,914	£563,500	£1,087,514

It is estimated that private investment associated with Façade Enhancement Grant Scheme during the period 1994-2002 is approximately some £6.2m 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 2003-2004 FEGBS spend in the targeted streets as outlined in paragraph 2.1c.
- 6.6 **A Review of the Façade Enhancement Grants Scheme in Albert Street and Hilltown 2002-2003**
- 6.7 The following schemes have been approved and implemented.

Address	Grant	% Grant
120-122 Albert Street	£14,339	90%
128 Albert Street	£7,072	90%
140 Albert Street	£5,670	75%
144 Albert Street	£3,170	75%
146 Albert Street	£3,220	75%
154 Albert Street	£3,860	75%
122 Hilltown	£8,595	75%
142 Hilltown	£6,460	100%
Total	£52,386	

The last two grants were funded through SIPS.

- 6.8 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
TOTAL	<u>£176,126</u>

- 6.9 Due to the levels of interest, particularly within the Albert Street/Hilltown/Strathmartine Road 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 95% 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.
- 6.10 In discussion with the Director of Neighbourhood Resources and Development it is recommended that the targeted area in Hilltown be extended to include that section of Strathmartine Road between Mains Road and the Fiveways Roundabout. This extension of the scheme has been made possible through funding under the Better Neighbourhood Services Fund

7 CONSULTATIONS

- 7.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning, Acting 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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14 May 2003

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
TOTAL	75	93

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	Parkys	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