

## Historic Buildings Renewal Fund Dundee City Centre Application Guidance

<b>Expression of interest opens</b>	12:00 on 29 April 2025
<b>Expression of interest closes</b>	17:00 on 30 September 2025
<b>Funding Available</b>	£2,000,000
<b>Match Funding</b>	All projects will be required to provide match funding of at least 50%
<b>Timescales</b>	Contracts must be let by 31 <sup>st</sup> March 2026
<b>Application process</b>	Submit an Expression of Interest form to provide basic information about your project and to start a conversation with Dundee City Council.  Projects deemed deliverable will be invited to complete a comprehensive application form/business case.

### Background

Dundee City Council has secured funding from the UK Government through its Community Regeneration Partnership to support the revitalisation of the city centre, in line with the objectives of the City Centre Strategic Action Plan (CCSIP).

The CCSIP's Strategic Outcomes that this fund supports includes:

- Deliver high quality residential development by promoting vacant and underused sites and buildings.
- Provide a variety of residential types and tenures to meet the needs of different households and to create a diverse community.
- Stimulate investment in high-quality workplaces in the city centre.
- Develop a thriving cluster of knowledge economy businesses in the city centre and attract new talent to the city.
- Develop a wider range of activities/attractions for locals and visitors alike.
- Require building owners to ensure that buildings are well maintained and repurposed where needed.

The Historic Buildings Renewal Fund aims to assist developers in overcoming financial challenges and unlocking barriers to regeneration projects that will see buildings of historic interest in the city centre brought back into productive use. The fund focuses particularly on

projects involving upper floor redevelopment, active ground floor uses with priority given to listed buildings or those with historic merit within conservation areas.

## Overview

### Fund Objectives: Minimise barriers to conversion of vacant spaces in the city centre

- **Promote High Quality Residential Development:** encourage the redevelopment of vacant and underused sites and buildings, particularly through the conversion of upper floors, to increase residential occupancy in the city centre.
- **Stimulate Workspace Investment:** Support the creation of modern workplaces and foster the development of a thriving knowledge economy cluster in the city centre to increase the number of people employed in the area.
- **Foster a Vibrant City Centre:** Encourage diverse activities for locals and visitors alike, including leisure, entertainment, cultural events, and initiatives to bolster the evening economy.
- **Improve the appearance/structure of vacant buildings:** support investment in the regeneration of historic buildings that have had limited maintenance in recent years by ensuring that any funded project considers the external environment as well as the internal transformation.

**Challenges in Regenerating Historic Buildings:** the complexities associated with regenerating older buildings are well-documented, including:

- **VAT on Refurbishments:** Refurbishment projects are subject to VAT, which can increase overall costs.
- **Listed Building & Conservation Area Status:** Historic buildings often incur higher costs due to regulations associated with maintaining their status.
- **Depressed Property Values:** Large vacancies in nearby areas can reduce property values, land prices, rents, and return on investment.
- **Mixed Ownership:** Regeneration projects are often complicated by the mixed ownership of sites.
- **Maintenance Issues:** Many older buildings suffer from poor maintenance and require significant investment to bring them up to modern standards.

### Who can apply?

- Building owners
- Property developers
- Commercial enterprises/Businesses

### Funding Available

The overall budget for the programme is £2,000,000 and we would anticipate funding several projects.

All projects will be required to provide at least 50% match funding. The percentage of match funding available will be part of the consideration for support.

### Timescales

The Funding Scheme will open for Expressions of Interest in April 2025, with expressions of interest being assessed as they arrive. The next step will be for a conversation with key officers in the Council to discuss the project. Applications/business cases will be invited from projects that meet the objectives.

The UK Government has allocated funding for spend in 2025/26, with contracts required to be let by the end of March 2026. Projects should factor in the time needed to secure planning permission and building warrants when considering proposals/approaches.

### Eligible Area

Historic buildings within the red line outlined on the map below will be eligible for consideration.



## How applications will be assessed

The Council will consider applications based on key criteria, including but not limited to:

- The ability of the proposals to achieve regeneration, including the potential to increase activation of ground floors and the diversification of the existing offer in the city centre.
- The location and visibility of the building to be regenerated.
- The quality of the proposals, including both the quality of physical improvements and the new end use.
- The affordability of the proposals, including the demonstration of a clear need for grant funding to deliver the project.
- The viability/ sustainability of proposals including evidence of viability in the form of a robust business plan.
- The value for money that the proposals represent including the number of jobs created and level of floorspace brought back into use.
- Deliverability:

## EXPRESSION OF INTEREST – HISTORIC BUILDINGS RENEWAL FUND

The Expression of Interest (EOI) is intended to provide the Council with relevant information to enable an informed conversation to take place. The EOI below is an overview of the questions that are contained in the online EOI which is available on the Council's website for completion (see link below).

On completion of an EOI, applicants may be invited to discuss their projects with the Council and following that conversation they may be invited to submit a full application/business case.

Link to Web EOI: [HISTORIC BUILDINGS RENEWAL FUND Expression of Interest](#)

<b>PROJECT NAME</b>	
---------------------	--

<b>SECTION 1: APPLICANT DETAILS</b>		
1.1	Organisation name	
1.2	Organisations Type / Registration number	
1.3	Date organisation established	
1.4	Registered Address	
1.5	Contact Name	
1.6	Contact Email	
1.7	Website (if applicable)	

SECTION 2: Project Details			
2.1	Name/Address of Proposed Building		
2.2	Ownership Status	Owned by Applicant	Yes/No
		Leased by Applicant	Yes/No
		If leased – provide length of lease	
		Other (please specify)	
2.2	Project Description (500 words maximum): Provide an overview of the work you intend to carry out, including key activities and objectives. What is the proposed end use for the building.		
2.3	How will you ensure the sustainability of the project delivery, in terms of activities being delivered post completion of the works.		
2.4	What stage is your project development at? Do you have designs, costs, planning permission or other statutory permissions?		
2.5	Start date for Project:		
	End date for Project:		

SECTION 3: Proposed Budget	
3.1	What will the economic impact of the project be? Describe how the project will benefit the local economy, including any social or cultural impacts.
3.2	Explain how the project will ensure the long-term preservation and sustainability of the building.
3.3	List any partners or collaborators involved in the project and their roles.

SECTION 4: Proposed Budget	
Estimated Total Cost	
Amount of grant requested	
Source of Match Funding	

**Note:** that projects progressing to a full application/business case will be expected to provide evidence of the viability gap/grant requested.