



# **Agenda Item 12**

## **Denny Town Centre Regeneration - Update Report**

**Falkirk Council**

**Title: Denny Town Centre Regeneration - Update Report**

**Meeting: Executive**

**Date: 13 March 2018**

**Submitted By: Director of Development Services**

**1. Purpose of Report**

- 1.1 The purpose of this report is to provide an update on the status of the Denny town centre regeneration project including the phase 1 development and proposed marketing of phases 2 and 3.

**2. Recommendations**

It is recommended that the Executive:-

- i) **notes the report on the progress of the Denny town centre regeneration project;**
- ii) **agrees to declare the phase 3 site surplus to operation requirements**
- iii) **agrees the proposed marketing of the phase 2 and 3 sites (see plan attached)**
- iii) **notes that the financial costs towards the cost of the Denny Eastern Access Route (DEAR) for phase 2 and 3 of the town centre redevelopment are anticipated to be met from the Council's General Services capital programme.**

**3. Background & Project Update**

- 3.1 Town centre regeneration is a key priority of the Strategic Community Plan, *Growth, Investment & Inclusion*, the Council's economic strategy and related policies. It is a key tool in delivering the Council's Local Development Plan commitment to enhance the role of town centres and regenerate district centres
- 3.2 The Council is progressing the Denny town centre regeneration project. The first stage of the Phase 1 works is nearing completion with seven tenants in place and trading including Lloyds Pharmacy, Café Anton, Boots, a community library, Cupcake Corner, Greggs and Enchanted (Hairstylist). All 4 vacant units including one occupied presently by Clark Contracts are being marketed by the Council's agents to attract additional interest. The carpark and town square is also completed with some minor snagging works and arts intervention works taking place to complete the public realm. A community event is planned to signify the completion of phase 1.

#### **4. Considerations**

- 4.1 With the phase 1 development now in place and attracting significant interest, it is considered a suitable opportunity to consider progressing phase 2 and 3. It is proposed that the Council proceeds to seek interest in marketing phase 2 and 3 through procurement of a marketing agent. Once in place, a marketing and planning brief will be prepared to attract and guide market interest in both sites.
- 4.2 As reported to Executive on the 7 June 2016, phase 2 has been marketed twice previously without any committed interest resulting. The Executive subsequently approved delaying further marketing of phases 2 and 3 until phase 1 was complete in order to benefit from a busier and more attractive environment.
- 4.3 The Council has previously considered options for the phase 3 site including opportunities for community uses on the site and undertook consultation with the local community in considering how future community asset opportunities might be achieved and sustained as part of the development. A 'charrette' exercise reviewed the capacity of existing community assets and informed proposals for the phase 3 site. No proposals for community use of the phase 3 site have come forward and as a result it is suggested that the Council should declare the site surplus and market the site for development.
- 4.4 The Council's Supplementary Planning Guidance (SPG) 'Delivery of the Denny Eastern Access Road' document identified that a contribution be made by the town centre scheme towards the delivery of the DEAR. This recognised that the redevelopment of Denny town centre is predicted to increase traffic flows at Denny Cross. The original masterplan proposals identified in the outline planning application suggests a contribution of £1.41m for the town centre, with £351k for phase 1. The £351k is included in the project budget for phase 1. The balance of contribution from the town centre redevelopment (approximately £1.059m) towards DEAR is necessary for phases 2 and 3 to proceed to marketing and it is important to clarify this point prior to marketing taking place.
- 4.5 *(NB - Subject to outcome of the Council's budget meeting)* At the Council's budget meeting on 28 February, the report on the general services capital programme identified that a sum of £5.65m be allocated for the Council to complete the DEAR scheme. This would meet the cost of the contributions anticipated from the phase 2 and 3 sites and enables the marketing exercise to proceed.

#### **5. Consultation**

There has been extensive consultation with the Denny community, Denny and Dunipace Community Council, local members and stakeholders during the development process and reported to the Council's Executive.

## **6. Implications**

### **Financial**

- 6.1 The anticipated capital receipts for Phase 2 and 3 will contribute to the programme of receipts necessary to support delivery of the capital programme.

### **Resources**

- 6.2 The Council will procure commercial agents through Public Contracts Scotland to progress the marketing of Phase 2 and 3.

### **Legal**

- 6.3 Delivery of the regeneration project is being progressed with the support of the Council's Governance Services and, where necessary, external legal advisors.

### **Risk**

- 6.4 A risk matrix is maintained for the delivery of the Denny Town Centre project and will be updated to reflect the recommendations of this report.

### **Equalities**

- 6.5 The marketing strategy to attract retailer interest will be inclusive of all in the community including disadvantaged groups. Local on-site advertising of the opportunity will take place.

### **Sustainability/Environmental Impact**

- 6.6 The designs for the development of phase 2 and 3 will be expected to promote the use of sustainable materials and attract a mix of both local and national interest to improve the sustainability of the centre.

## **7. Conclusion**

- 7.1 The Denny town centre regeneration project has reached an important stage with the completion of the phase 1 element of the project.
- 7.2 It is proposed to progress the next stages of the scheme by declaring the phase 3 site surplus to requirements and appointing a marketing agent for the phase 2 and 3 sites. It is noted that (*subject to the outcome of the Council's budget meeting*) the Council's decision to proceed with the delivery of the DEAR will remove a constraint to the scheme's delivery which will hopefully encourage developer interest and allow for the regeneration of Denny town centre to be completed.

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Date: 05 March 2018

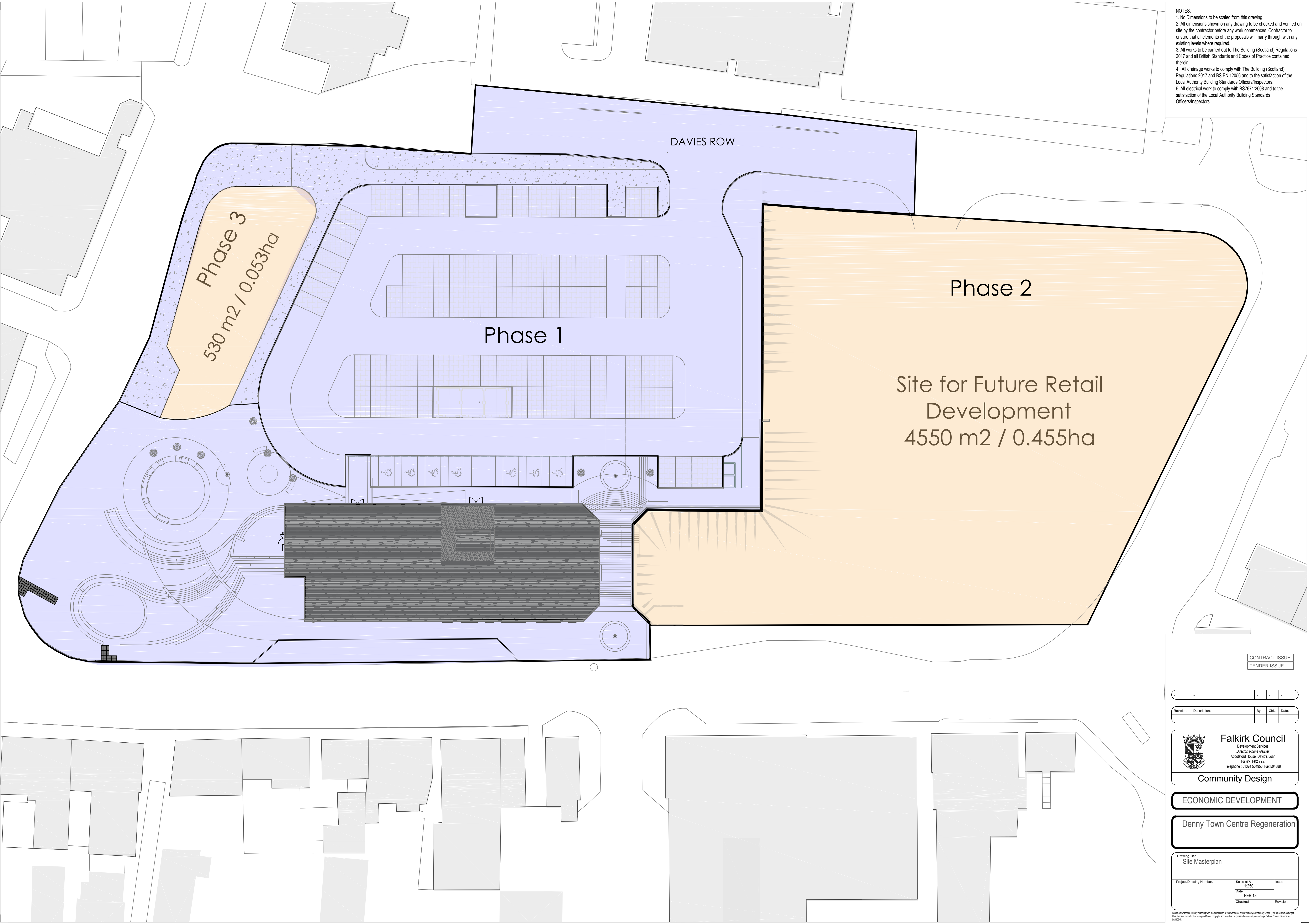
**Appendices:**

Phased development plan

**List of Background Papers:**

The following papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act 1973:-

1. Denny Town Centre Regeneration Files.



- NOTES:
1. No Dimensions to be scaled from this drawing.
  2. All dimensions shown on any drawing to be checked and verified on site by the contractor before any work commences. Contractor to ensure that all elements of the proposals will marry through with any existing levels where required.
  3. All works to be carried out to The Building (Scotland) Regulations 2017 and all British Standards and Codes of Practice contained therein.
  4. All drainage works to comply with The Building (Scotland) Regulations 2017 and BS EN 12056 and to the satisfaction of the Local Authority Building Standards Officers/Inspectors.
  5. All electrical work to comply with BS7671:2008 and to the satisfaction of the Local Authority Building Standards Officers/Inspectors.

DAVIES ROW

Phase 3  
530 m2 / 0.053ha

Phase 1

Phase 2

Site for Future Retail  
Development  
4550 m2 / 0.455ha

CONTRACT ISSUE  
TENDER ISSUE

-	-	-	-	-
Revision:	Description:	By:	Chkd:	Date:
-	-	-	-	-



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**Community Design**

**ECONOMIC DEVELOPMENT**

**Denny Town Centre Regeneration**

Drawing Title: Site Masterplan		
Project/Drawing Number:	Scale at A1 1:250	Issue
	Date FEB 18	
	Checked	
		Revision

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