

FALKIRK COUNCIL

**Subject: DENNY TOWN CENTRE REGENERATION
UPDATE REPORT**
Meeting: EXECUTIVE
Date: 17 JUNE 2014
Author: DIRECTOR OF DEVELOPMENT SERVICES

1.0 INTRODUCTION

- 1.1 This report advises the Council of the progress of the Council's regeneration activities in Denny town centre and in particular provides an update on:
- the conduct of a two day community consultation drop-in session held on 26 and 27 May 2014 and
 - the provision of a temporary portacabin for Boots to assist their relocation.
 - arrangements for War Memorial consultation

2.0 BACKGROUND

- 2.1 The Executive agreed at its meeting on 29 April 2014 to note progress on the delivery of the Denny town centre regeneration project including arrangements for the provision of temporary retail accommodation and the temporary relocation of the War Memorial.

3.0 TWO DAY DROP-IN CONSULTATION SESSION

- 3.1 The Council hosted a 2 day drop-in event on 26 and 27 May 2014 presenting an update on the town centre proposals. This included the Council's design team's interim proposals for the town square, working in partnership with Ice-cream Architecture who were selected to engage with the community to gather ideas and information and to contribute to the town square proposals. In addition, updated plans were provided on the Phase 1 design and Broompark War Memorial Gardens.
- 3.2 The event was held in Denny Old Parish Church and all attendees were invited to complete a questionnaire (copy attached as appendix 1). In summary, 74 questionnaire responses were received. The key questions are identified in the schedule below with the attendees response summarised as follows and details given in Appendix 2:

| Question | Yes | No | Don't Know | Not Answered |
|---|-----|----|------------|--------------|
| Did you find the session content informative? | 70 | 2 | | 2 |
| Was the session well organised? | 72 | 2 | | |
| Were staff present helpful and courteous? | 74 | | | |
| Would you recommend the sessions to others? | 72 | 2 | | |
| Do you think the Council's scheme is a positive step forward for Denny? | 57 | 7 | 8 | 2 |

3.3 Overall the feedback was very positive with 57 (77%) of attendees considering the Council's scheme to be a positive step forward for Denny. Within the comments section of the questionnaire the main points highlighted were:

- i) Concerns over the wood cladding finish to the side elevation of Phase 1 - The main concerns with the wood cladding finish related to the effect of weathering on this finish. The Council will take into consideration the points of concern raised by the community when specifying all material finishes to Phase 1.
- ii) Concern over the provision of the public toilets - The existing public toilets will be demolished as part of the demolition process. It is proposed that the APC will be retained with an upgraded unit installed following completion of the development. The requirement for further toilet provision will be determined following consideration of the proposals for Phases 2 and 3 of the scheme.
- iii) Consider public access to WiFi internet provision within the town square – further work will be necessary for the Council will consider the potential and viability of this proposal.
- iv) Concern over disabled access from Stirling Street to the rear carpark and Library - Parking for disabled people will be available on both Stirling Street and in the Davies Row Car Park. There is pedestrian access from Stirling Street to the carpark which is at the required gradient to suit the requirements for access by disabled people.

4.0 SITE ASSEMBLY PROCESS: BOOTS RELOCATION

- 4.1 As reported to Executive previously, progress is being made through conclusion of legal agreements with occupiers with a view to retaining and accommodating as many existing quality tenants as possible. Boots intend moving into a portacabin provided by the Council, located on Stirling Street (site next to Carronbank House) during July 2014 and once Phase 1 is complete, transfer to a new unit in the development.
- 4.2 As also reported to the Executive in April, the cost to relocate Boots was budgeted at £120,000, subject to a tender process. This tender has been undertaken and costs of £148,028 have been submitted for the provision and rental of the portacabin. These

additional costs have been identified in respect of delivery and installation access requirements (larger vehicles), more onerous foundation requirements determined by the site investigation, and longer connection distances for utilities connections. It is proposed that the Council agrees to fund this as it represents compensation for the early surrender of Boots existing lease and as an incentive to retain a quality tenant within the new development.

5.0 WAR MEMORIAL

- 5.1 The Council has made provision for the temporary re-siting of the existing town centre war memorial during the regeneration project's demolition and construction phase to the cemetery at Broompark Community Centre adjacent to the existing town centre. Recent tenders received for these works indicate that the relocation can be undertaken at a cost of £64,194 which is below the budgeted cost of £95,437.
- 5.2 The Council acknowledges the importance of the final location being determined for the war memorial. It is therefore intended that early in 2015, following the relocation of the war memorial plaques to Broompark and subsequent Armistice Day parade in November, the Council will issue a survey to all Denny households identifying options for the location of the war memorial including Broompark, Town Centre and other sites. The result of the survey will inform the Council's decision on the permanent location for the war memorial.

6.0 IMPLICATIONS

Policy Implications

- 6.1 Town centre regeneration is a key priority of the Strategic Community Plan, My Future's in Falkirk and related policies.

Legal Implications

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

Financial Implications

- 6.3 The Council has committed to fund this project through its General Service Capital programme. The cost to relocate Boots is anticipated to be £148,028 as outlined in paragraph 4.2. While the additional cost can be met from the existing project budget it has been offset by the saving on the cost of the relocation works for the War Memorial. It is acknowledged that the project budget may have to be revisited once tendering costs for the primary construction elements of phase 1 are known. This will be the subject of future reports to Members.

7.0 CONCLUSION

- 7.1 The results of the latest consultation on the Council's proposals for Denny town centre Phase 1 and the interim proposals for the town square, response continue to be very positive for this exciting scheme.
- 7.2 Work on the provision of the temporary retail unit for Boots will help to retain this important retailer in the first phase of the scheme. The temporary relocation of the War Memorial is an essential part of the regeneration process and has been progressed through consultation with the Denny Community. It is important to agree the final location of the war memorial through consultation with the Denny community and this will be progressed early in 2015.

8.0 RECOMMENDATIONS

8.1 It is recommended that the Committee agrees:-

- (i) note the outcome and feedback from the two day drop-in consultation event**
- (ii) the amended sum of £148,028, identified through the tendering for the provision of the temporary retail accommodation for Boots.**
- (iii) that a consultation exercise on the relocation of the Denny War Memorial be conducted early in 2015.**
- (iv) that future reports be supplied on the delivery of the project including the construction of Phase 1 and the result of the consultation on the War Memorial.**

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Director of Development Services

Date 2 June, 2014

Contact Officers: Colin Frame/Douglas Duff. Ext: 0972/0905.

LIST OF BACKGROUND PAPERS

1. Town Centre Regeneration Files.

Anyone wishing to inspect the background papers listed above should telephone 01324 590972 and ask for Colin Frame.



DENNY TOWN CENTRE REGENERATION

OPEN DROP-IN SESSIONS

Name:

Address:

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Postcode:

Email:

Session Attended: Monday 26 May ☐ Tuesday 27 May ☐

Did you find the session content informative? Yes ☐ No ☐

Was the session well organised? Yes ☐ No ☐

Were staff present helpful and courteous? Yes ☐ No ☐

How satisfied were you with the information provided?

Satisfied ☐ Indifferent ☐ Dissatisfied ☐

Would you recommend the sessions to others? Yes ☐ No ☐

Would you like to be kept informed of how things are progressing? Yes ☐ No ☐

If so, how?

Newsletter ☐ Email ☐ Falkirk Council Website ☐ Meetings ☐

Do you think the Council's scheme is a positive step forward for Denny?

Yes ☐ No ☐ Don't Know ☐

And finally, how did you find out about this event?

| | | | |
|-------------------------|--------------------------|----------------------------|--------------------------|
| Electronic Signage | <input type="checkbox"/> | Local Press Advert | <input type="checkbox"/> |
| Falkirk Council Website | <input type="checkbox"/> | Notice on Public Buildings | <input type="checkbox"/> |
| Word of Mouth | <input type="checkbox"/> | Letter to your home | <input type="checkbox"/> |

Do you have any further comments you would like to add?

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Thank you for your feedback. This information will be used to make improvements to our consultation events and to measure local support for the regeneration proposals. Falkirk Council will not pass your information to a 3rd party. Anonymous forms will not be considered.

Appendix 2

Denny Town Centre Regeneration Drop-in events 26 & 27 May 2014.

Additional comments supplied in response to questionnaires:

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| COMMENTS |
| I FOUND THE DISPLAYS EXCELLENT |
| I LIKED THE PLANS AND THINK THAT THEY WILL BE EXCELLENT FOR DENNY NEW TOWN. WELL DONE TO ALL. |
| WILL BE GREAT TO SEE A NEW TOWN AND FOR KIDS TO HAVE MORE TO DO. |
| EVENT WORD OF MOUTH AND BY THE CHURCH INTRODUCTION |
| LOOKING FORWARD TO COMPLETION |
| DON'T LIKE WOOD ON BUILDING DON'T THINK IT WILL LAST FOR MANY YEARS AND WE WILL BE BACK WHERE WE STARTED THE DENNY TOWN CENTRE WAS ONLY BUILT 43 YEARS AGO I THINK BRICK INSTEAD OF WOOD AND NOT AS MANY STEPS |
| NO WOOD. AFTER LOOKING AT BONNYBRIDGE LIBRARY AND DENNY HIGH SCHOOL |
| X - REMOVAL OF TOILET BLOCK - TOILETS ARE VERY WELL USED. STILL TOO MANY STEPS. DON'T APPROVE OF TIMBER CLADING |
| NOT HAPPY AS NO PUBLIC TOILETS DON'T LIKE PORTALOO |
| NOT HAPPY ABOUT THE LOSS OF PUBLIC TOILETS |
| NOT PLEASED AS NO PUBLIC TOILETS DON'T LIKE PORTALOO |
| 1 - PUBLIC CONVENIENCES ARE ESSENTIAL AND SHOULD BE GIVEN SERIOUS CONSIDERATION, THIS PROJECT WILL DRAW IN GREATER NUMBERS OF THE PUBLIC AND ADEQUATE TOILETS WILL BE ESSENTIAL. 2 - THE WAR MEMORIAL ONCE MOVED TO BROOMPARK SHOULD REMAIN THERE, AWAY FROM THE BACKGROUND NOISE OF VEHICULAR TRAFFICE SO VETERANS CAN PAY RESPECT TO THE FALLEN IN QUIET |
| PUBLIC TOILETS A MUST. LOOK FORWARD TO OUR NEW TOWN |
| HAVING SEEN THIS PRESENTATION I AM A LOT HAPPIER ABOUT THE LAYOUT AND LOOK OF THE PROPOSALS |
| ABOUT TIME. LONG OVERDUE. |
| I AM GLAD THINGS ARE MOVING AT LAST. SOONER THE BETTER. |
| PAT REID SAID 20% POPULATION H/CAPPED. THIS DOES NOT INCLUDE MOTHER AND KIDS AND OLDER PEOPLE, THIS DESIGN IS NOT PEOPLE FRIENDLY |
| ALL VERY POSITIVE, WOULD LIKE TO SUGGEST INCLUSION (IF POSSIBLE) OF A WATER FEATURE AT THE DENNY CROSS CORNER (SEATING AREA) ENSURE RETAIL UNITS GIVE MAXIMUM CHOICE TO SHOPPERS |
| GOOD TO SEE PICTURES AND CAN SEE DIFFERENT LEVELS MORE EASILY. STAFF WERE VERY WELCOMING AND INFORMATIVE. |
| REALLY NEED TECHNOLOGY FOR DENNY. I WOULD LOVE TO SEE A CAMPUS WIFI IN THE TOWN CENTRE TO ATTRACT FOOTFALL AND ENCOURAGE SMB. ALSO HAS NUMEROUS SOCIAL BENEFITS THAT WOULD FUTURE PROOF THE TOWN. |

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| VERY KEEN TO ENCOURAGE WIFI TECHNOLOGY AVAILABLE IN MEETING AREAS. ALSO BENEFITS TO LOCAL BUSINESS IS IMMENSE. I RUN A FIARLY FORWARD THINKING BUSINESS AND WOULD BE KEEN TO ENCOURAGE OTHER BUSINESSES TO FOLLOW. LOVE THE EVENT SPACE AND CAN ALREADY SEE HOW THIS COULD BE USED. PLEASE SEND ME INFORMATION ON THE RETAIL UNITS AVAILABLE. |
| DO NOT LIKE THE TWO LEVELS OR THE WOOD |
| FEEL THIS HAS BEEN A LONG TIME COMING. IT LOOKS GOOD WHEN HOPEFULLY IT IS COMPLETE |
| HOPE THIS WILL BE AS GOOD AS IT LOOKS ON PAPER |
| HAVE HEARD THAT SOME PEOPLE ARE NOT KEEN ON WOODEN FACIAS THAT ARE TO SILVER, ONE POSSIBLE SOLUTION WOULD BE TO USE UPVC FACINGS. BE CAREFUL OF THE TYPE OF BLOCKWORK USED ON WALKWAYS AS SOME CAN BE VERY SLIPPY AND OTHERS ARE NOT TOO GOOD FOR LADIES WALKING WITH HEELS |
| I WOULD LIKE TO SEE PUBLIC TOILETS LEFT IN THE TOWN AS MANY A TIME THEY HAVE BEEN A BLESSING TO MANY PEOPLE, ALSO VISITORS COMING INTO THE TOWN HAVE BEEN GRATEFUL TO KNOW THEY ARE THERE |
| A BIG DISAPPOINTMENT FOR ME IS THE ABSENCE OF A RAMP ALTERNATIVE TO STAIRS BETWEEN THE LEVELS. I UNDERSTAND THE EXPLANATION RE REGULATIONS MAKING THIS IMPOSSIBLE BUT I THINK WITH THE LARGE PERCENTAGE OF ELDERLY AND DISABLED PEOPLE I SEE AROUND DENNY A WAY SHOULD HAVE BEEN FOUND TO AFFORD AT LEAST ONE RAMP OR LIFT BETWEEN THE LEVELS *NOT TO MENTION PARENTS WITH PRAMS AND PUSHCHAIRS |
| IT IS TAKING FAR TOO LONG!!! IT IS ABOUT TIME DENNY RESIDENTS IN FALKIRK DISTRICT ARE STOPPED BEING TREATED AS SECOND CLASS CITIZENS. Comments next to tick boxes - I AM NOT HAPPY AT WOOD FINISH ON EXTERIOR OF BUILDING, I WILL BE SATISFIED WHEN I SEE SOME REAL PROGRESS, BUT ANYTHING IS AN IMPROVEMENT IN WHAT WE HAVE AT PRESENT |
| LOOKING FORWARD TO THE FINISHED PROJECT |
| LOOK FORWARD TO SEEING THE FINISHED PROJECT |
| GLAD TO HEAR THAT MEMBERS OF THE COMMUNITY HAVE VISITED. |
| LIMITED NATURAL SPACE DUE O POSSIBLE EXPANSION. NO INFORMATION AS TO PROPOSED SE OF PHASE 3. NOTHING FOR CHILDREN OR KIDS TO USE. I BELIEVE AFTER 6PM THIS WILL TURN INTO A BIKE PARK. |
| LIMITED TO INFORMATION ON PHASE 2 & 3. DESIGN CHANGES FOR FUTURE DEVELOPMENT - SKETCHY! WHY SPEND MORE MONEY CHANGING DESGIN FOR FUTURE DEVELOPMENTS FOR ROADS? GOOD TIME AND EFFORT GIVEN TO PRESENTATION. |
| VERY INFORMATIVE - PLEASED TO SEE IT ALL COMING TOGETHER FOR DENNY AT LAST. |
| VERY IMFORATIVE. PLEASE TO SEE THAT AT LAST DENNY WILL LOOK LIKE A CARED FOR COMMUNITY. MANY THANKS FOR THIS OPPORTUNITY TO FIND OUT WHATS PROPOSED |
| STIRLING STREET SHOULD BE CLOSED TO THROUGH TRAFFIC |
| I WOULD MUCH PREFER NATURAL STONE OPTION FOR THE MATERIALS CHOICE. I WOULD LOVE MY TOWN CENTRE TO ENCOURAGE FARMERS MARKETS - I REALLY LIKE THIS IDEA. I ALSO LIKE THE IDEA OF THE ENVIRONMENTAL CONSIDERATIONS LIKE ENCOURAGING WILDLIFE, THIS WILL BE AN IMPORTANT EDUCATIONAL RESOURCE. |

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| TOO MUCH CONCRETE, WOULD LIKE TO SEE SPACE USED UP WITH BUILDINGS OR UPDATED ROAD SYSTEM. TOO MANY LEVELS SEATING AREA, WE DO LIVE IN SCOTLAND WEATHER! |
| VERY WELL DONE, BUT PLEASE KEEP THE OTHER RETAILERS WELL INFORMED |
| COUNCIL SCHEME POSITIVE - DON'T KNOW - IT ALL SEEMS TO BE TAKING TOO LONG. LETTERS IN THE FALKIRK HERALD FROM COUNCIL REPRESENTATIVES LEAVE ME MORE CONFUSED AND ANGRY - ITS ALWAYS THE SAME, ONE TRYING TO SCORE POINTS OVER ANOTHER! |
| STILL FEEL A SINGLE STOREY LAYOUT WOULD HAVE BEEN BETTER. IT NOT TOO LATE PLEASE CONSIDER THIS OPTION. |
| JUST CANT WAIT TILL THE MONSTER COMES DOWN. NOT HAPPY WITH THE WOODEN CLADDING |
| DENNY NEEDS SOMETHING TO ATTRACT PEOPLE TO OUR TOWN - NICE BUILDINGS AND PAVEMENTS DON'T DO THAT. SOFT PLAY WOULD BE A LARGE PLUS. TOO MANY LEVELS. |
| I AM SLIGHTLY CONCERNED WITH THE REMOVAL OF THE PUBLIC TOILET. THAT SAID I BELIEVE THE CHANGES ARE GENERALLY POSITIVE AND EXCITING |
| A VERY INFORMATIVE AND PROFESSIONAL DISPLAY. FANTASTIC TO SEE SUCH LOCAL PROGRESS, AT LAST! DON'T WASTE THE THISTLE RAILING OUTSIDE BOOTHS GIVE IT TO ME! |
| NEED TO THINK ABOUT NEW TOILET FACILITIES ON THE NEW PLANS AND TIMBER CLADDING TO EXTERIOR WALLS |