

The background of the slide features a large, faint, light blue watermark of the City of Edinburgh coat of arms. The coat of arms is a shield divided into four quarters. The top-left quarter shows a saltire (X-shaped cross) on a blue field. The top-right quarter shows a stag's head facing left on a red field. The bottom-left quarter shows a three-masted sailing ship on a blue field. The bottom-right quarter shows a crowned eagle with wings spread on a red field. Above the shield is a crown with four fleurs-de-lis. Below the shield is a ribbon with the motto 'ANE FOR A' in white capital letters.

Agenda Item 12

Denny Town Centre Regeneration - Update Report

Falkirk Council

Title: Denny Town Centre Regeneration - Update Report
Meeting: Executive
Date: 16 April 2019
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 the outcome of marketing 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) notes progress on the development of the Phase 2 site and that agrees that a further report on mixed use proposals for this site comes forward to the Executive for decision.**
- iii) agrees to dispose of the Phase 3 site to Mr Mark Love for the development of a Post Office and convenience store provision at a price of £10,000.**

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 Phase 1 building is now well established with the Library and eight out of the 10 commercial units let. The 2 vacant units are currently being marketed to attract additional interest. Marketing of Phases 2 and 3 of the site has also been taking place.

4. Considerations

- 4.1 On 13 March 2018 the Executive approved the marketing of both Phases 2 and 3 and Syme Properties were subsequently appointed as the Council's marketing agents. The marketing brief for Phase 2 and 3 was issued in July 2018 to the market with varying levels of interest.

Phase 2

- 4.2 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 more attractive environment.
- 4.3 The marketing exercise progressed during 2018 has identified no new retail sector interest in the site. The agents advise that the requirements of food retailers have changed as they are looking for a larger store format which requires a larger site.
- 4.4 Discussions within the Council on the prospects for the site have elicited interest from Corporate & Housing Services in relation to the potential for a social housing offer on the site. This proposal might be considered within the Strategic Housing Investment Plan (SHIP). The Denny town centre regeneration project is an important priority for the Council. The marketing of Phase 2 has confirmed there is no retail interest in the site, however it offers potential. It is proposed that further work takes place to consider the means to deliver a scheme for this site and bring back recommendations to the Executive on how this moves forward.

Phase 3

- 4.5 The Council has previously considered options for the phase 3 site including opportunities for community uses on the site. Consultation took place with the local community to consider future community asset opportunities. However no proposals came forward and as a result it was agreed that the Council should declare the site surplus and market the site for development.
- 4.6 The 0.13 acre (0.05Ha) site was marketed by Syme properties, with a closing date for offers of 15 February 2019. The Council received one offer of £10,000 from Mr Mark Love, who presently manages the local Post Office and convenience store on Duke Street opposite this site. Mr Love intends to relocate his business into a new build property on the Phase 3 site. It is suggested that this would offer a suitable development of the site, enabling an improved post office and convenience store offer at this location. It is accordingly recommended that this offer be accepted.

5. Consultation

There has been extensive consultation previously with the Denny community, Denny and Dunipace Community Council, local members and stakeholders during the development process and reported to the Council's Executive. Further consultation will take place via the planning process in relation to subsequent development of the Phase 2 & 3 sites.

6. Implications

Financial

- 6.1 Any capital receipts for Phase 2 and 3 will contribute to the programme of receipts for the general services capital programme.

Resources

- 6.2 Nil.

Legal

- 6.3 The proposed land transactions will be completed with the support of the Council's Governance Services.

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 No impact on protected groups.

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 results of the Phase 3 marketing has confirmed a single interest from Mr Mark Love which, if progressed, will secure and sustain a Post Office and convenience store within Denny town centre.

Director of Development Services

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Date: 3 April 2019

Appendices:

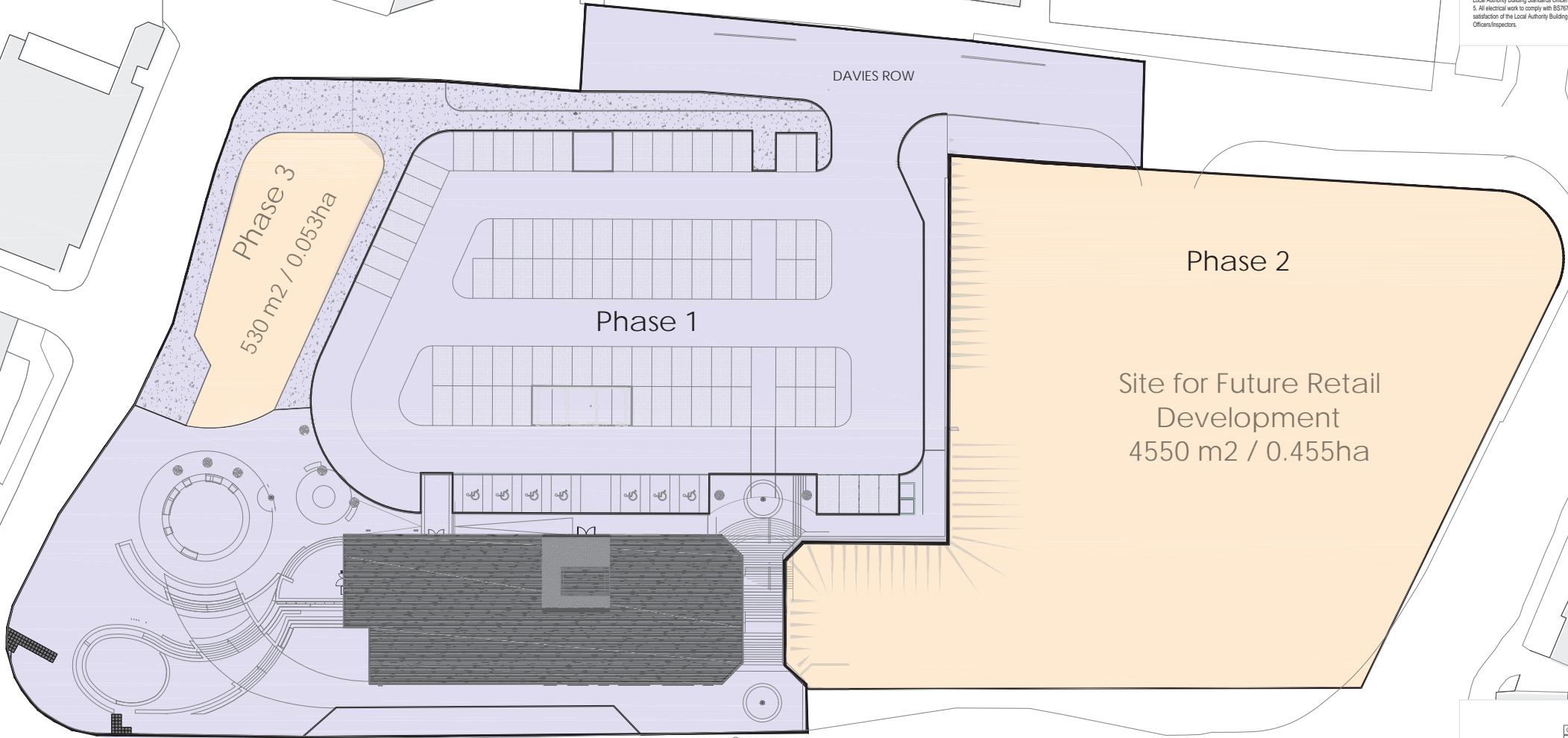
1. Phased development plan

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.



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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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