

PERTH AND KINROSS COUNCIL

Housing and Health Committee

2 November 2016

Completion of Refurbishment of Shops at 99 – 119 Dunkeld Road, Perth

Report by Director (Housing and Social Work)

PURPOSE OF REPORT

This report provides a final update for Committee on the refurbishment of the shops at 99-119 Dunkeld Road, Perth as part of the wider regeneration of Muirton.

1. BACKGROUND

- 1.1 In May 2015, Housing and Health Committee approved proposals to carry out a programme of refurbishment and upgrading to 8 existing retail units at 99-119 Dunkeld Road, Perth (Report 15/222). The proposals included a variety of measures aimed at improving fire precautions, electrical / gas safety, welfare and hygiene facilities, as well as the appearance of the building. The cost of this work was estimated at £860,000.
- 1.2 An indicative programme for delivering the proposed improvement work was included and the Executive Director (Housing and Community Care) was remitted to update Committee in November 2016 on progress.
- 1.3 The upgrading of the shops and the environment around them is key to the success of the overall regeneration of the Muirton area. The redesign of the shops will complement the properties that will be built on the adjacent site. This investment will support our aim of having attractive, well managed neighbourhoods supporting strong communities and economic growth.

2. PROGRESS UPDATE

- 2.1 The regeneration of the Muirton area is progressing well. A further 25 houses for social rent with Fairfield Housing Cooperative were completed in June 2016 and Phase 6 of the development is scheduled to start on site in the autumn, providing another 46 houses. Thereafter a further 56 houses are scheduled to be built within Phases 7 and 8, bringing the total houses/units for phases 6-8 to 203. Completion of the affordable homes is scheduled for the end of 2018 and the private homes by summer 2019.
- 2.2 Completion of the refurbishment of the 8 shops held on the Housing Revenue Account (HRA)

The work to refurbish the eight shops was completed in September 2016, with all 6 existing shop owners operating as normal from their refurbished units. The shops have been extensively refurbished, with new floors, ceilings, doors,

windows, sanitary ware and electrics being installed. The Post Office and Bayne's Bakery have had a partial refurbishment as both of these units had already had work carried out by the existing tenants. All shops have been provided with similar shop fronts so that the redevelopment has a uniform appearance and street scape. The two vacant units are currently being marketed and there has been considerable interest in these. It is intended to let these units to businesses that will provide further diversity to the existing arcade.

Work has also been carried out around the perimeter of the site with existing drainage at the rear of the shops being repaired, new tarmac footpaths installed and bin stance areas created, at either end of the building. The rear elevation of the shops has been re-rendered to improve the visual appearance of the building and the rear garden areas now have new grassed surfaces and all flats have been provided with drying facilities.

2.3 Work to neighbouring flats

Work to improve the 8 flats above the shops has been undertaken with new triple glazed windows installed, existing stairwells painted with fire retardant paint and new controlled door entry systems installed to each flat. It is also intended to upgrade the bathrooms and kitchens in some of the houses as part of the kitchen and bathroom upgrading programme. Seven of the eight flats have been transferred to mainstream accommodation and the final flat will transfer from temporary accommodation to mainstream in 2017.

2.3 The work to renovate the eight shops and flats was £802k, which is lower than the estimated costs at the outset of £860k. It was achieved while enabling local traders to continue to trade and has significantly improved the environment for staff and shoppers. Almost all traders have signed a longer, ten year lease, with one being finalised, and their rents have been maintained at their existing levels, as there is no market justification to increase them and recognising the level of disruption caused to them during the renovations.

2.4 Some photographs showing the properties before and after the renovations have been included in the appendix.

3. **FEEDBACK**

3.1 This project has had the support of the local community who were keen to see the development and improvement of the local shops as part of the regeneration of the area. Feedback from tenants of the refurbished shops has been very positive and there has been enthusiastic public reaction to the enhanced appearance of the new shop frontages. The first of the tenants to be moved back into their upgraded shop unit reported increased footfall and their business appears to have benefited since the work was completed. The improved hygiene facilities, energy efficiency work and additional fire prevention measures are helping to provide improved safety, security and comfort for users of the building.

4. CONCLUSION AND RECOMMENDATIONS

- 4.1 This has been an important improvement project for the local community of Muirton and has been part of the overall regeneration of the area which, when completed in 2019 will include over 200 new build houses built in phases 6-7 of the Muirton Regeneration Project.
- 4.2 Committee is asked to note the content of this report and the excellent work in renovating and regenerating the local area of Muirton, at reduced costs to the original estimates.

Author

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Approved

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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
Resource Implications	
Financial	Yes
Workforce	None
Asset Management (land, property, IST)	Yes
Assessments	
Equality Impact Assessment	None
Strategic Environmental Assessment	None
Sustainability (community, economic, environmental)	None
Legal and Governance	None
Risk	None
Consultation	
Internal	Yes
External	Yes
Communication	
Communications Plan	None

1. Strategic Implications

1.1 The Perth and Kinross Community Plan 2013-2023 and the Perth and Kinross Corporate Plan 2013-18 have five concurrent outcomes which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. The following are relevant to this report:

- Promoting a prosperous, inclusive and sustainable economy
- Supporting people to lead independent, healthy and active lives
- Creating a safe and sustainable place for future generations

2. Resource Implications

2.1 The cost of this project was £802,160 which was funded by the Housing Revenue Account (HRA) and income then raised through tenant rents.

3. Assessments

3.1 Equality Impact Assessment

Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.

The proposals have been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:

- (i) Assessed as **not relevant** for the purposes of EqIA

3.2 Strategic Environmental Assessment

The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals. However, no action is required as the Act does not apply to the matter presented in this report. The matters presented in this report were considered under the Environmental Assessment (Scotland) Act 2005 and no further action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

3.3 Sustainability

These proposals meet the following sustainability criteria:

- Where possible, using materials from sustainable sources
- Energy conservation through improved insulation measures
- More efficient heating systems
- More efficient lighting systems

3.4 Legal and Governance

The Head of Legal Services has been consulted and there are no direct legal implications of this report.

Risk

None

4. **Consultation**

4.1 Internal

The Heads of Finance and Legal Services have been consulted on this report.

External

4.2 The tenants of the shops were fully consulted on the proposals throughout the duration of the project.

4.3 The Tenant Committee Report Panel was consulted on the original proposals and supported the planned improvements. They commented that this report is a “good informative paper and it is great that the project came in under budget.”

5. BACKGROUND PAPERS

5.1 None

Appendix 1: Before and after the renovations

Back of Shops Beforehand



Back of Shops After



Post Office Beforehand



Post Office After



Chinese Restaurant Before



Chinese Restaurant After

