

Town Centre Living Fund

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Strategic Housing Investment

Dumfries and Galloway Council

Dumfries and Galloway

**Population
around
150,000**

**100 miles
wide, 50 miles
tall**

**Around 50% of
population live
in nine largest
settlements**

Population centres

Dumfries
40,000

Stranraer
10,000

Annan
9,000

Origins of Town Centre Living Fund

- **Cost of development in town centres**
- **Empty properties above shops**
- **Declining demand for retail**
- **Political will**

Council Tax on second homes income

- Ring fenced for housing purposes
- Previously allocated to individual projects
- Also used to provide grant funding for Empty Homes and Below Tolerable Standard properties

Queen Street, Dumfries



- **Housing Renewal Area**
- **Gold standard for energy efficiency**
- **Three 4-bedroom townhouses**

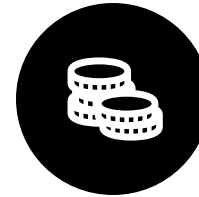
Town Centre Living Fund

- **£1 million annual allocation**
- **Town Centre Sites**
- **Empty Properties**
- **Below Tolerable Standard Homes**

Wider benefits of approach



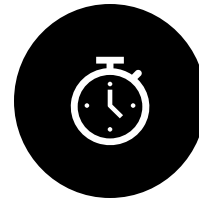
CLIMATE
EMERGENCY
DECLARATION



ECONOMIC
SUSTAINABILITY



IMPROVE BUILT
ENVIRONMENT



20 MINUTE
NEIGHBOURHOOD



IMPROVE AREAS
OF DEPRIVATION

Dumfries and Galloway

Local Development Plan

- Regional Centre – Dumfries
- Larger Town Centres – Stranraer, Annan, Castle Douglas, Newton Stewart
- Town Centres – Dalbeattie, Gretna, Kirkconnel/Kelloholm, Kirkcudbright, Langholm, Lochmaben, Lockerbie, Moffat, Sanquhar, Thornhill, Whithorn, Wigtown.



A New Future for Scotland's Town Centres recommendations

- Town Centre Living Expansion – housing sector incentivisation in town centres
- The housing sector could be incentivised to prioritise town centre living
- Local authorities could be given enhanced ability to use more flexible funding to enable town centre living schemes
- Incentivise individuals to do up long-term empty housing in or adjacent to town centres.
- Recognises The Midsteeple Quarter project in Dumfries – ‘an excellent example of community innovation’.



Early project

- **Bakers Oven**
 - **Vacant building owned by Council**
 - **Community Asset Transfer**
 - **Establish appropriate entity**
 - **Carry out engagement work**

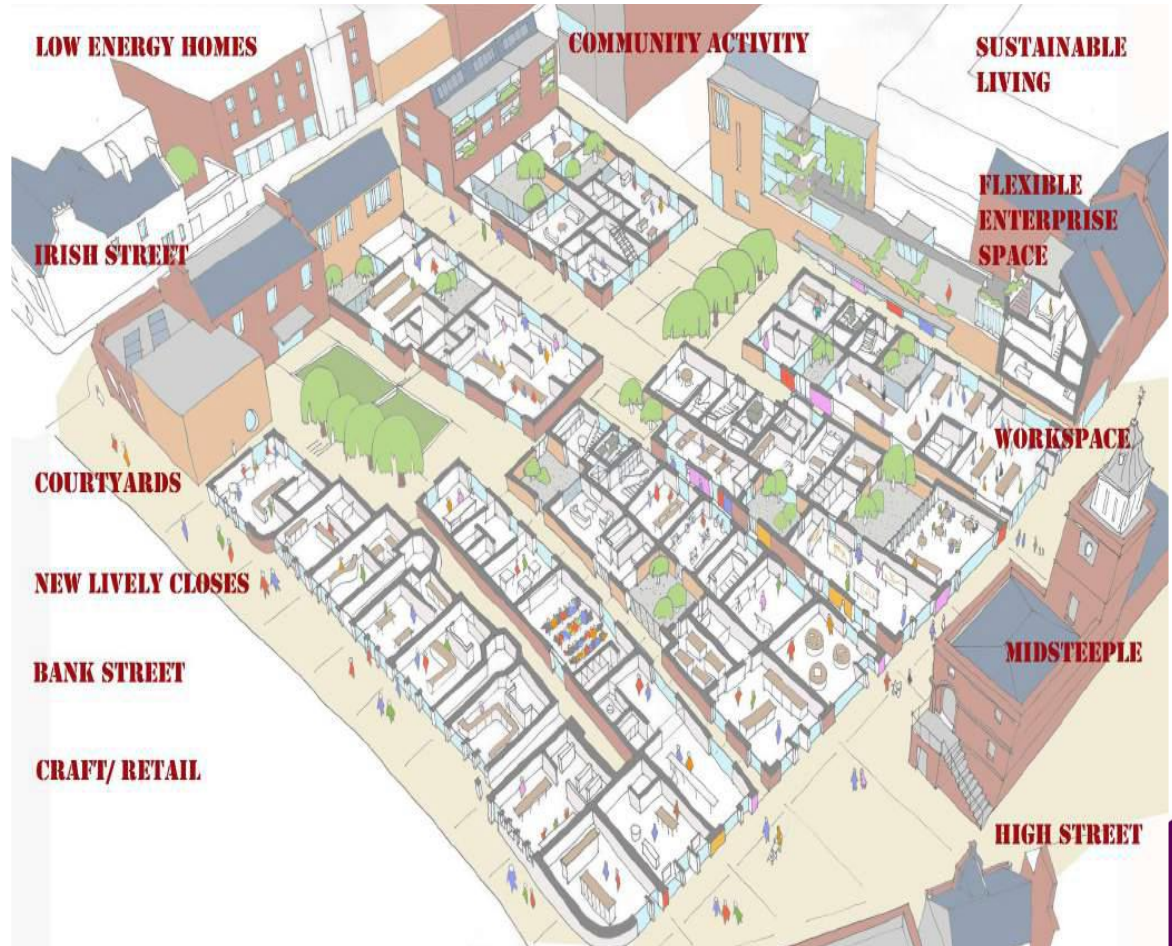


Midsteeple Quarter

- Masterplan agreed by Council
- Vision to provide homes and commercial spaces
- Live/work aspiration
- Community Empowerment

Masterplan

- Adopted as Local Development Plan Guidance
- Local community taking the lead with partnership support
- Re-populating the town centre
- Dynamic and engaging activity





Strategic Housing Investment Plan

- Carrs Billington, Annan
- Former Agricultural and Country Store
- Existing Building in Conservation Area
- Community priority



Strategic Housing Investment Plan cont.

- Site frontage on to Annan High Street
- 27 affordable homes including 5 wheelchair accessible
- Investment in excess of £4million



Community led housing

- Grapes Hotel, Whithorn
- Long term derelict property
- Prominent location



Community led housing cont.

- **2 phases of construction planned**
- **Refurbishment of existing building**
- **New build development to rear**

Over to you

Q and A