

ANGUS COUNCIL

PLANNING AND TRANSPORT POLICY COMMITTEE

14 OCTOBER 1999

SUBJECT: MONIFIETH TOWN CENTRE - CONSULTANT'S STUDY

REPORT BY DIRECTOR OF PLANNING AND TRANSPORT

**Abstract: This report summarises the findings of the study of Monifieth Town Centre undertaken by the Council's Property Consultants.**

**1 RECOMMENDATION**

It is recommended that the Committee:-

- (a) notes the findings of the study of Monifieth Town Centre undertaken by the Council's Property Consultants, Lickley Proctor & Burnett; and
- (b) agrees to the Council becoming actively involved in promoting the redevelopment and improvement of Monifieth Town Centre in partnership with the private sector; and
- (c) awaits further reports on progress as appropriate.

**2 INTRODUCTION**

- 2.1 In March of this year, the Council agreed to the study of Monifieth Town Centre being undertaken by its retained Property Consultants, Lickley Proctor & Burnett. Essentially, the study was a health check of the town centre and tested the feasibility of options for its improvement and development. Reference copies of the study are available in the Members' Lounge.

**3 TOWN CENTRE STUDY**

- 3.1 The study was carried out over the spring and summer of 1999 and was informed by many different parties. The consultants assessed the current situation in Monifieth town centre and identified a number of problems. These can be summarised as:-
- the modern shopping development is no longer modern with a perceived lack of modernity and maintenance leading to adverse trading conditions;
  - no identifiable town centre encouraging the population to come to the centre to shop, play and spend leisure time;
  - the mix of retailers is poor with a number of areas under-represented;
  - the transport infrastructure is over-loaded at certain times, leading to car parking problems;

- access, particularly for the elderly population, is at times difficult.
- 3.2 The consultants also consulted with a wide range of interested parties including the business community, the Community Council, and individual property owners/retailers. The general view which came across was that the town centre was "viable but not vibrant". Not surprisingly, a diverse range of issues were raised but some common themes did emerge. These are not dissimilar to the problems identified by the consultants:-
- concerns relating to car parking;
  - environmental issues;
  - traffic measures particularly those relating to pedestrians;
  - consensus that improvements are required.
- 3.3 Retail trends nationally were identified and their impact on the town centre assessed. The study concluded that edge-of-town development may be inevitable and that the town centre may have to become more focused with different and perhaps more upmarket retailers if it is to remain viable.

#### 4 OPTIONS

- 4.1 The consultants consider that there are a range of options available, some of which are more commercially viable than others. These are:-

Do Nothing	The Council has no direct control over the town centre, other than in a statutory way. It has no property holding of note and therefore no influence over property owners. The likely consequence of this option is that those shops which are trading reasonably well will continue to do so but those that are failing may close. As a result, the decline in the standard of the town centre could continue.
Total Redevelopment	This would involve the demolition and wholesale redevelopment of the town centre incorporating public open space, seating etc. However, the fragmented ownership would make redevelopment difficult although not impossible and it is questionable if the size of the town centre is supportive of large scale and therefore economic redevelopment.
Third Option	This option lies between the two extremes outlined above and is felt by the consultants to be the most achievable option. Their research has identified potential interest in the redevelopment of Monifieth but in a focused way stopping short of total redevelopment. However, they highlight that the current return in Monifieth is generally at least 50% below areas elsewhere e.g. Broughty Ferry and that, if redevelopment is to take place, the type of retailer and unit

may have to change radically. They also recommend that action be taken to address the communities concerns listed above, most likely by the Council. Whilst this would at best only hold the town centre at its current position and would not address long-term issues, it would be a demonstration that the centre is valued and worth preserving.

## **5 COMMENT BY DIRECTOR OF PLANNING & TRANSPORT**

- 5.1 There are undoubtedly concerns locally about the future viability of Monifieth town centre and an expectation that the Local Authority will recognise and address these concerns. The reality, however, is that the Council's powers and influence are limited. That said, the option of doing nothing would not find favour with the community and is not one which could be recommended.
- 5.2 There would, as a result of this study, appear to be potential interest from the private sector in some form of redevelopment of the town centre perhaps in a smaller and more creative manner. It is therefore recommended that, in accordance with the findings of the study, the Council seeks to actively promote the redevelopment and improvement of Monifieth town centre in partnership with the private sector.

## **6 FINANCIAL IMPLICATIONS**

- 6.1 There are no financial implications on the Council directly as a result of this report. It should however be recognised that, in order to facilitate the redevelopment of Monifieth town centre, the Council may have to be willing to invest in the town centre in partnership with the private sector. It is impossible to quantify this at this stage but would be considered in detail in future reports to Committee as appropriate.

## **7 CONSULTATION**

- 7.1 The Chief Executive, Director of Finance and Director of Law & Administration were consulted during the preparation of this report.

## **NOTE**

No background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973, (other than any containing confidential or exempt information) were relied on to any material extent in preparing the above Report.

AA/RM/KW  
6 October 1999

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