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**1. INTRODUCTION:
ENGAGEMENT &
ISSUES**

ANGUS COUNCIL CONTEXT

In late 2015, Angus Council selected Monifieth as the focus for a major locally driven design charrette to maximise on Monifieth's opportunities and actively involve local people, businesses and agencies in planning the future of the town centre. A charrette is an **intensive consultation that engages local people in shaping the future of their community**. Charrettes are **collaborative events** that bring together local people of all ages with experienced design and planning professionals. Together they seek **to find solutions that will benefit the area over the short, medium and long term**.

Monifieth town centre is the latest area in Angus to have a **design charrette** - a consultation and design programme to gather local opinions, ideas and aspirations, with a view to delivering a vision of what the Monifieth community would like to see over the short, medium and long term. Brechin, Carnoustie, Forfar, Arbroath and Montrose have all recently taken part in these creative conversations, activities and events. In parallel and the Scottish Government Planning and Architecture Division has extended the Charrette Mainstreaming Programme for a fifth year and into 2015/16.

Angus Council commissioned a Design Team led by Austin-Smith: Lord LLP (urban designers & architects) & Douglas Wheeler Associates Ltd (local regeneration specialists) with Fergus Purdie Architect, Transport Planning Ltd, Ryden (property consultants), and *Waveparticle* (artists/engagement specialists) in April 2016 to facilitate the Monifieth Town Centre Design Charrette. The charrette took place on **Thursday 2 and 7/8 June** and over the three day period the public, designers and specialists worked together, 'hands on', to prepare a long term vision, development framework and action plan for Monifieth Town Centre, with the ideas translated into plans and drawings. A Final Presentation was held on 22 June.

Planning and design workshops were held at The Design Studio which was set up in a **shop unit** at 47 High Street and was operational from Thursday afternoon: 2 June with an on street gazebo accommodating the large floor plan. Public presentations and 'milestone' events were held in the Crown Inn Function Suite, next door. The very central on the **High Street shop location proved very popular** with a significant number of locals and interested parties 'dropping in' during the four days to have their say about the future development of Monifieth.

This Final Report summarises the background, outcomes and the development framework and action plan that emerged. The design team acknowledge and thank all the organisations, community groups and individuals who contributed to the success of the Monifieth Town Centre Design Charrette.



MONIFIETH TOWN CENTRE: CHARRETTE AIMS & OBJECTIVES

Angus Council’s aims and objectives were to:

- Develop a **shared long-term vision & strategy** for the future of Monifieth town centre set within context of the town and surrounding area.
- Build on **the agreed assets & strengths** of the town centre and challenges /opportunities it currently faces.
- **Establish a commitment** from the local community, businesses and stakeholders **to deliver the changes** required to achieve the vision.
- Establish clear objectives and an agreed **ten year development framework and action plan** to turn outputs from the charrette into a longer term delivery strategy.
- Charrette outputs to **influence future Angus and Monifieth Locality Outcome Improvement, Community Planning Partners, Local Development & Housing Plans** and other significant local policies and investment proposals.

DESIGN CHARRETTE: APPROACH: EVENTS & ATTENDANCE

A summary of and day by day review of the various main Design Charrette events is presented in Appendix B. Early discussions and briefings with Angus Council officers were undertaken during May in preparation for the Charrette Events that were held **Thursday 2 and 7/8 June and** with Final Presentation held on **22 June**. The Charrette directly engaged more than **300 individuals** and was structured around the following fifteen events with attendance shown:

Pre-Charrette	Attendance
• Database: 180	
• 2 Primary & Monifieth High: Schools Workshops	35
• On Street/Town Centre in-situ	30+
• Social media	200+
Thursday 2 June	
• Pre-Launch/Kite Making	7 pupils
• Drop In	32
• Launch Event	55
Tuesday 7 June	
• Traffic + Transport Walk + Talk:	6
• Working Lunch & Drop In	20
• Work In Progress Presentation	11
Wednesday 8 June	
• Business Breakfast	4
• Public Sector Agencies	10
• Futurewalk & Sports Hub	9
• Drop-In	11
• Pin Up & Report Back	17
Wednesday 22 June	
• Invest in Monifieth	10
• Final Presentations	45

A '@TalkMonifieth' Facebook page was set up and had 100 'likes' and a Twitter account (@TalkMonifieth) was set up that had 76 followers up to the Closing Event. Three Briefing Notes were also e-mailed to more than 180 contacts on a database that was compiled by the Charrette Team. The Design Team formally acknowledge and thank the individuals who took time to get involved in the Charrette. (Scanned Sign-In Sheets are presented in Appendix C: Participants)

LISTENING & WHAT THE COMMUNITY SAID?

The main issues that were identified in the pre-charrette and early events were as follows and in summary included:

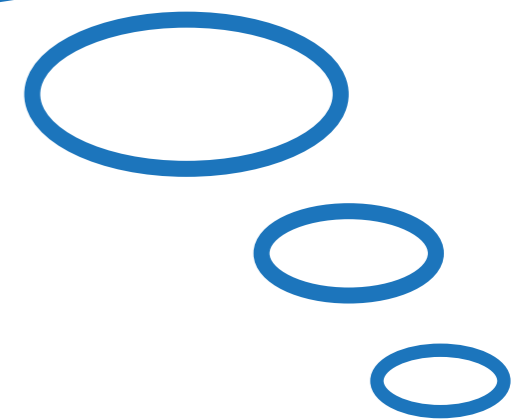
- Monifieth – ‘is a fine place’
- Feels like an ‘urban village’ - relationship to Broughty Ferry / Dundee +/-
- Village centre: High Street: needs improvements
- Lacks a focus / ‘destination’ - village square
- Traffic speeds beyond High Street
- Parking management – right place / time
- New owners of shopping centre: opportunity
- New housing impacts: community facility & capacity (schools/health)
- Affordable village centre housing
- Ageing population: challenges & opportunities
- Community centre: complement existing/new facilities
- Sports Hub: ‘Blue Seaway’ – bowling, football, kite surfing
- Coast destination – café / restaurant – national cyclepath & access to Barry Buddon
- Youth facilities needed
- Connectivity & access: walking & cycling
- Public transport: decent bus service & low frequency of trains
- Recycling centre closing & charges for ‘green’ refuse collection – concern about ‘flytipping’
- Employment space: local jobs
- Community with strength in depth: 115 groups identified & successful Pecha Kucha!
- Access to Barry Buddon

The above issues formed the focus of the Tuesday and Wednesday (7/8 June) discussions and helped shape the Monifieth Future: 2026 Vision, objectives, programmes and projects that are outlined in the next Chapter.





**2. MONIFIETH
FUTURE: VISION +
DESIGN CHARRETTE
OUTCOMES**



BIG IDEAS & KITES: OBJECTIVES

Discussions in Monifieth as part of the Pre-Charrette animation highlighted **eight 'big ideas'** and these were used to structure part of the exhibition in the shop from day 1. More than 60 people dropped in during that and subsequent days and contributed comments and other ideas onto the 'tail' of the kites.

The big ideas/kites identified included the following eight opportunities in Monifieth, namely to provide:

- Improvements to the High Street + Village Square
- Community centre
- Green spaces: routes + paths
- Facilities that catering for an ageing population
- Community sports hub
- Youth facilities
- Tourism + town promotion
- Eco Town - electric car charging points / beach enhancement



“Tackle loneliness - facilities for the elderly”
“Dementia friendly Monifieth”
“Don’t let your gran be scammed!”

The elderly population of Monifieth need a community centre with facilities they can use to meet other people and find new hobbies. As Monifieth has such an aging population, the town needs to become more dementia friendly.



“Capacity of facilities (eg health) and schools etc”
“Under pressure for new housing”

A community centre would be significant for the town as it would help cater for the aging population, as well as helping keep young people off of the streets. Inverary House is in a central location but is not utilised enough - could be used as a community centre.



“Car parking for bus park and ride”

“New Green bin regime may increase fly-tipping”

Bus service through the town is frequent with buses as often as every ten minutes. However there is insufficient parking provided in the centre of the town for the community to utilise the town centre public transport facilities.



“Tidy up the beach, provide bins on cycle paths”

“Outdoor exercise (for elderly)”

Monifieth beach is an asset to the town, but the ongoing problem with littering is making it unappealing to local residents. If this problem was addressed it could be used for water sports and provide a scenic walking route.



“Town/Village lacks focus point - create heart/gathering space”

“Better parking in right locations”

“Traffic speeds either side of village - too fast!”

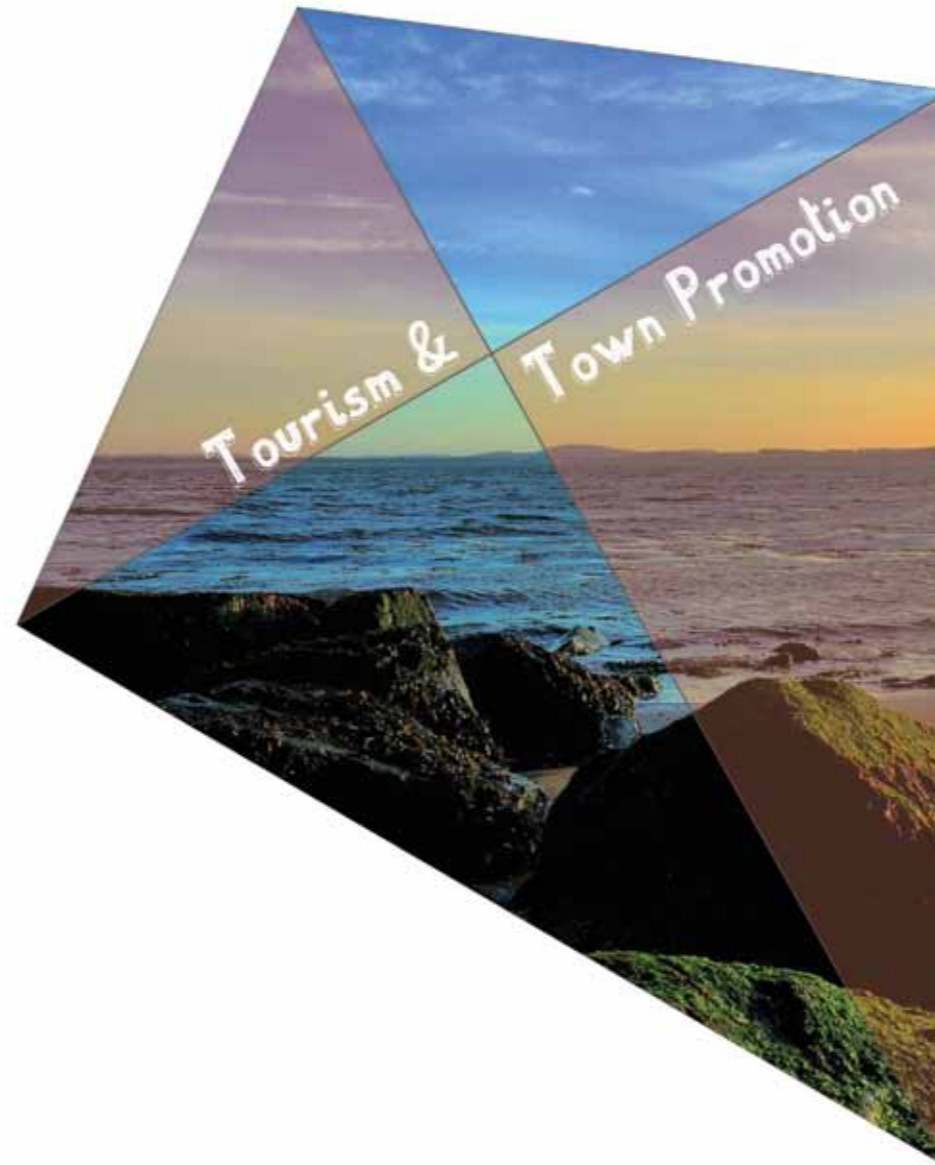
The High Street doesn't have a main focus point or meeting space for the community. Space around the central shops is taken up by cars that could be better placed in a less prominent location. Traffic passing through the town often speeds, making the High Street dangerous to local residents.



“Retain/enhance sport/leisure facilities”

“Invest in a community sports hub”

A community sports hub within the town would allow clubs to interact with each other through shared facilities. There are many good sports clubs and facilities but more needs to be done to encourage participation and activity.



“Promote Monifieth Urban Village!”

“Monifieth needs better High Street”

The beach requires cleaning to make it appealing for tourists to visit. If the High Street was improved it would give a better first impression of the town - there is nothing inviting when entering the town from the east or west of the High Street.



“Better/dedicated/flexible community and youth facilities”

The youth of the town would benefit from a sports hub and community centre to provide them with more clubs and activities. Flexible spaces would allow for more clubs to run.

COMMUNITY IS STRENGTH

MONIFIETH FUTURE: 2026 VISION

- Exceptional, clean coastal town with a distinctive village centre + beautiful beach with great facilities
- Thriving, inclusive + accessible High Street with quality shops, leisure, events, enterprise and village centre living
- Popular, innovative community hub that complements other initiatives and enlivens heritage assets
- Active community drawing upon the skills and ideas of young and old
- Successful community sports hub with a wide choice of sports catering for all ages and abilities

Monifieth town motto:
“UNITY IS STRENGTH”



CREATING CONNECTIONS

The Village Centre and the Blue Seaway are both key areas in Monifieth, however there are currently poor routes between them. Connecting these areas better through new, improved routes and complementary facilities would help to connect the town and bring the community together. This would also be beneficial for tourism in Monifieth, giving the beach-side attractions and coastal assets clear routes to the Village Centre.



OBJECTIVES

The main objectives of the 2026 Vision for Monifieth are to

- Promote Better Health and Well-being
- Build Community Capacity
- Tackle Inequalities
- Diverse Cultural Offers
- Improve Sports and Leisure Facilities (ie Community Hub)
- Enhance + Celebrate Built + Natural Heritage
- Create Places for People (e.g. High Street and Town Square)
- Improve Accessibility To and Through Montrose (eg High Street Improvements)
- Promote re-use of Vacant Space + Town Centre Living
- Develop a Thriving Visitor Economy

PROGRAMMES

In order to deliver the 2026 Vision for Monifieth the following five programmes emerged through the Charrette and were discussed and refined to reflect the discussions on 8 and 22 June. The Programmes are:

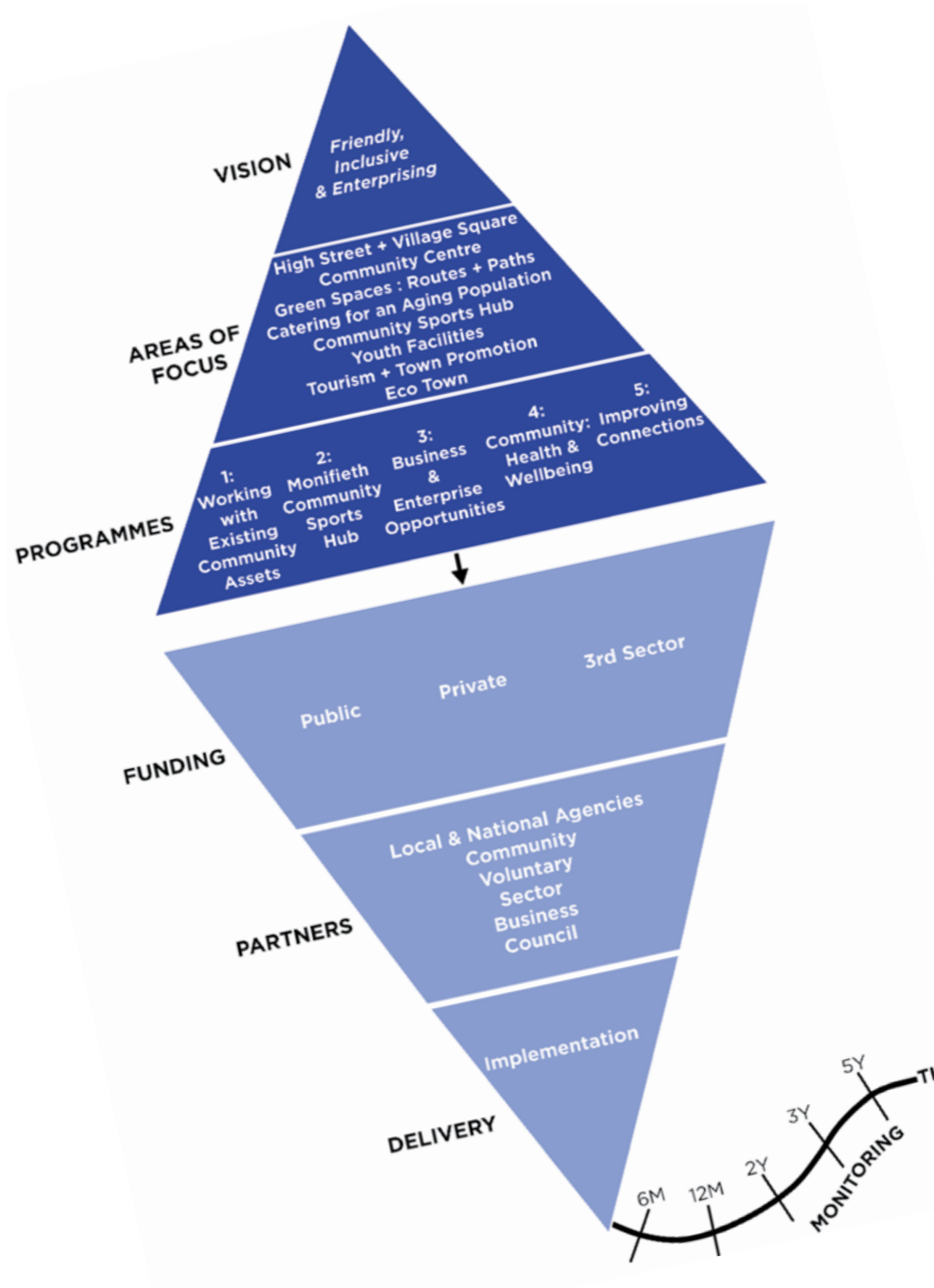
1. Working with Existing Assets: Unlocking Opportunities
2. Monifieth Community Sports Hub
3. Business + Enterprise Opportunities
4. Community: Health & Wellbeing
5. Improving Connections

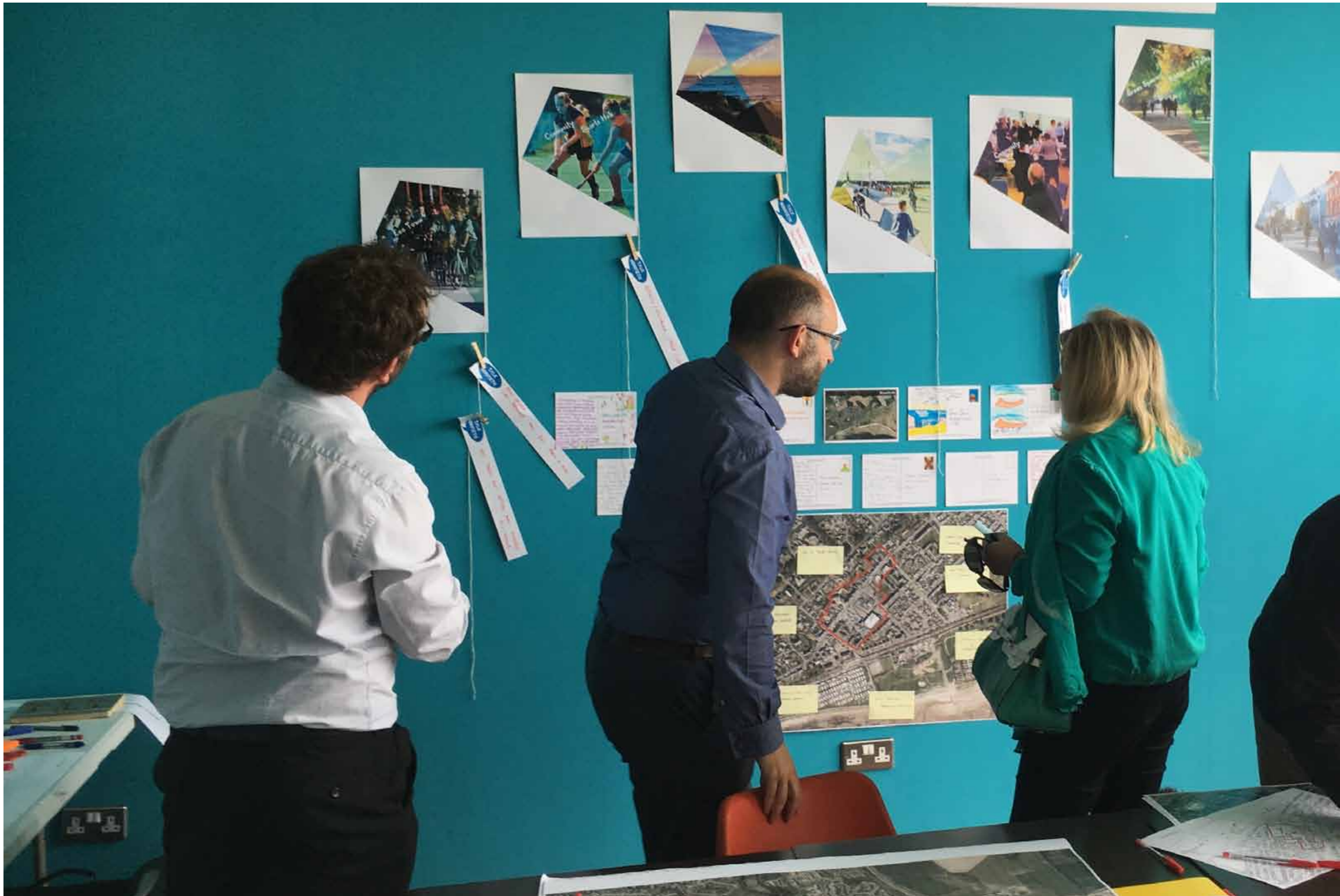
The Development Framework & Action Plan is described in more detail Chapter 3.

KEY MOVES

The key moves in the Development Framework can be summarised as;

- Creating a more accessible High Street with more shops, leisure facilities, event space and enterprise opportunities
- Enhancing the Public Realm in the town by creating a new town square
- Creating better connections between the coast/train station and the High Street
- Enhancing the leisure facilities in the town by building a new community sports hub
- Improve the usage of the beach by cleaning it and running new water activities



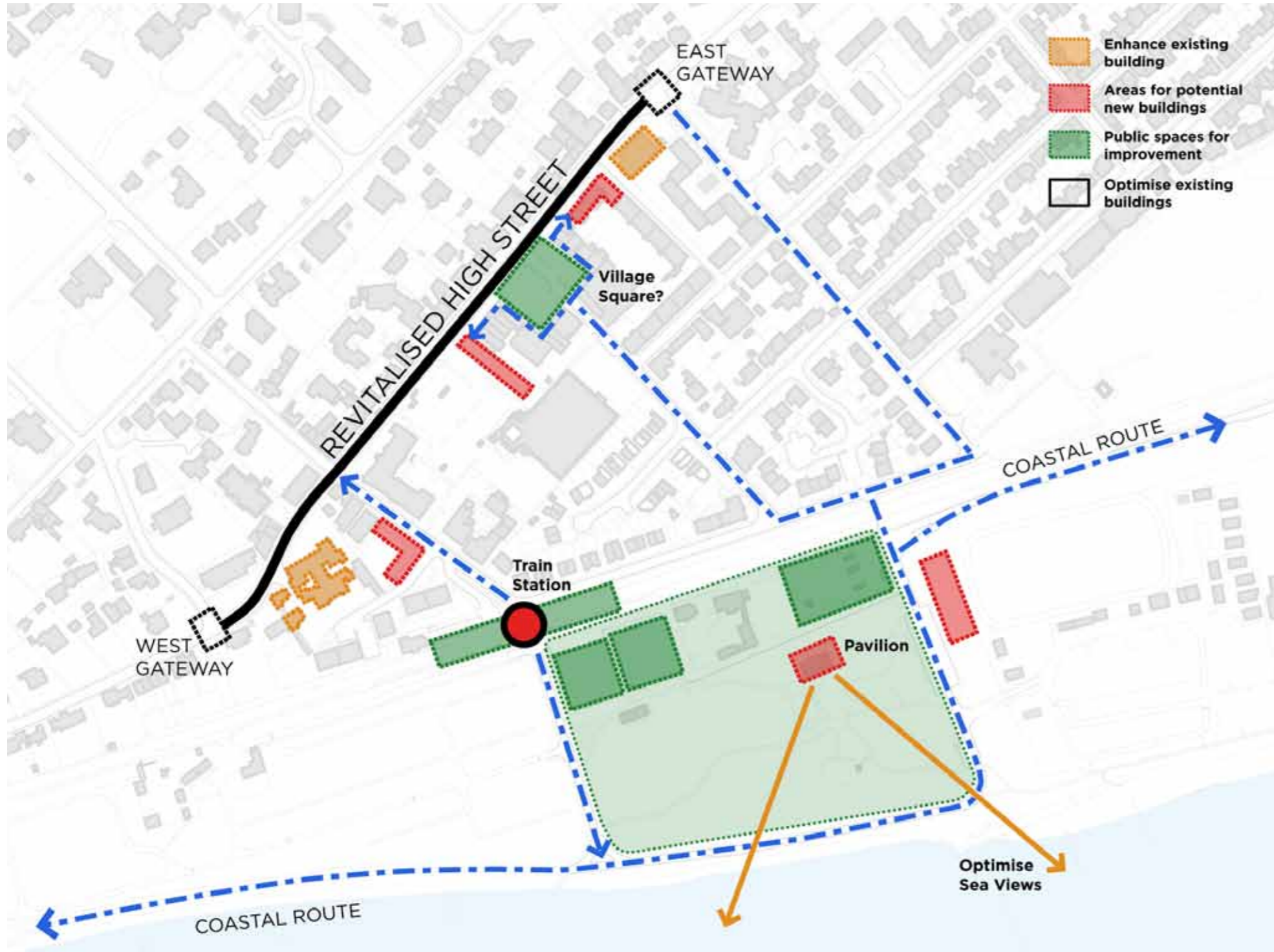




**3. MONIFIETH
FUTURE: DEVELOPMENT
FRAMEWORK &
ACTION PLAN**

DEVELOPMENT FRAMEWORK

The Development Framework and Action Plan includes 17 short, medium and long term projects



The next five action plan schedules cover the following programmes:

- Programme 1: Working with Existing Assets: Unlocking Opportunities**
- Programme 2: Monifieth Community Sports Hub**
- Programme 3: Business + Enterprise Opportunities**
- Programme 4: Community: Health & Wellbeing**
- Programme 5: Improving Connections: Network of Routes to Attractions**

**PROGRAMME 1: WORKING WITH EXISTING ASSETS:
UNLOCKING OPPORTUNITIES**

The Design Charrette discussions identified a number of significant but underused assets in Monifieth that could be the focus to unlock transformational economic, community and environmental opportunities. The opportunities include Invertay House, the existing Library and the Blue Seaway/beach front area but the opportunities need to be set in a wider strategic context and this is summarised below.

Monifieth Community Resource Group (MCRG) has been exploring the need for additional social, cultural and leisure facilities in Monifieth for more than five years focussing on the opportunity to create a **new community resource** for the town. The feasibility study, completed in 2012, summarised research into community needs which in turn was used to shape an outline business model and building specification for a new build facility. The project also identified and evaluated site options and confirmed Monifieth Beachfront/Blue Seaway area as the most viable location. In 2012 MCRG applied for 'stage 1' approval to the BIG Lottery 'Investing in Communities' which, whilst received positively, was ultimately unsuccessful. In 2014, MCRG were awarded an Investing in Ideas (The Big Lottery Fund) grant to allow the group to appoint professional services to explore options for the community centre based on the group's revised priorities and strategies.

MCRG then appointed Aim Architects and Iridescence to produce a more refined and focused study with the primary areas of focus being community need, business sustainability and affordability. The new study looked to the **integration of sports** as a key element to support the long term viability of the resource and to provide enhanced facilities overall as a **community hub**. The study formed the basis of an application to the Big Lottery Fund that was made in June 2015 (?) but ultimately unsuccessful.

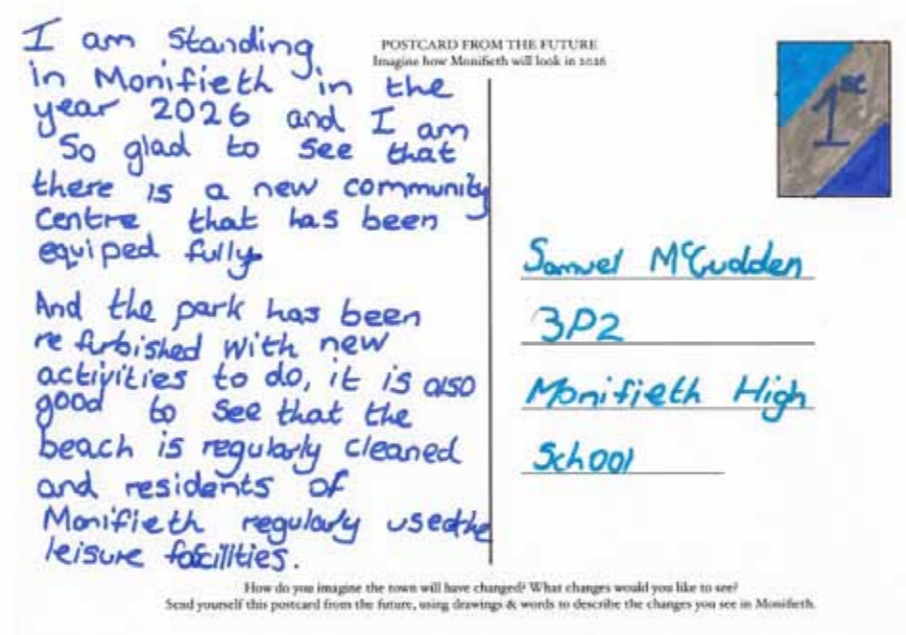
MCRG are now in discussion with Angus Council on the first stage of a Community Asset Transfer of **Invertay House**. Invertay House has been identified as surplus in the Transforming Angus: Agile Working and Estates Review (December 2015) and will be vacated at the end of 2016. Invertay House (built in 1878 with additions in 1906 & 1913) is a 1- and 2-storey H-plan building with additions and is the former Invertay Primary School and School House. The buildings are Category B listed and important heritage assets located at a gateway into Monifieth High Street.

The popular Blue Seaway recreational grounds at Monifieth Beach offer a range of outdoor activities for groups of all ages and to the west is the Tayview Caravan & Camping Site and further east is the Riverview Caravan Park. The Charrette highlighted the opportunities to further improve this area and make it even more of a 'beachfront destination'.

The discussion at the Charrette highlighted the need to take an even more strategic and coordinated approach to investment in new community facilities in Monifieth and a potential approach is outlined in the Action Plan



Invertay House as Existing



Postcard from the Future Stating the Need for a Community Hub



Image of Community & Charrette Team from the Pre-Charrette

Figure 3.1: Working With Existing Assets: Unlocking Opportunities: Priority Projects

The priority projects in the Action Plan under this programme are:

Project	Actions	Lead Agency/ Key Partners	Timescale/Priority Impact	Next Steps
1.1 New Community Facilities: Strategic & Jointly Coordinated Planning	<p>A strategic and co-ordinated initiative delivered locally to quickly progress a clear brief and business case for new community facilities to take account of:</p> <ul style="list-style-type: none"> - The huge success of the Cabin where use and bookings are very healthy. - The new Parish Church project that includes a flexible sanctuary space, 3 large meeting rooms and a kitchen - The emerging Monifieth Community Sports Hub proposal (Project 2.1) - New users groups with specific requirements like the Men's Shed and 'preventative' spend/funding opportunities around health and wellbeing - Scope and potential of Invertay House (see Project 1.2) - The significant feasibility work that has already been undertaken and the two previous unsuccessful BLF applications 	<p>Monifieth Community Resource Group</p> <p>Community Planning Partnership</p> <p>SAPOLD (South Angus Patients Of Learning Disabled)</p> <p>Angus Council</p>	<p>Short/ Medium</p> <p>High</p>	<p>Initiate discussions to establish principles</p> <ul style="list-style-type: none"> - Test and make the strategic business & funding case, coordinate and deliver investment in new facilities as part of one strategic package - Identify/confirm occupiers/users, partners & stakeholders - Confirm programming & activity: capital & revenue implications - Identify added value of investment: economic & community benefits <p>-Provide specialist coordinated business planning & support</p>
1.2 Invertay House: Feasibility Study & Outline Business Case	<p>The site contains a number of buildings and potential development opportunities. (See Plans above) A feasibility study and outline business case appraisal should be undertaken to:</p> <ul style="list-style-type: none"> - confirm the significant capacity of the main building to accommodate a range of uses - identify the realistic requirements of the local community to use the different spaces: morning, afternoon, evening and at weekends so that the main building is seen to really 'earning its living' and maximise the opportunities to cover running costs and for the facility to be sustainable and continue to develop - consider opportunities to generate additional revenue for MCRG by providing a range of different types of business space in the form of an 'enterprise centre' (Project 3.4) that would provide ready-to-move-into space - assess the opportunities for other civic uses like Library, children's nursery and health & well-being facilities that could be provided together with appropriate landscaping and parking - assess funding opportunities including existing Section 75 contributions and related disposal and development opportunities e.g. separate Victorian house in residential use, Cabin site redeveloped for hotel or residential, Library site disposal. All to generate capital receipts for Angus Council 	<p>Monifieth Community Resource Group</p> <p>Community Planning Partnership</p> <p>SAPOLD (South Angus Patients Of Learning Disabled)</p> <p>Angus Council</p>	<p>Short/ Medium</p> <p>High</p>	<p>MCRG are now in discussion with Angus Council on the first stage of a Community Asset Transfer.</p> <p>Discussions should review the suggested actions and to establish some clear principles</p>
1.3 Blue Seaway: Investment Framework	<p>The popular Blue Seaway recreational grounds at Monifieth Beach offers a range of outdoor activities for groups of all ages including kids play area, skate park/roller inline skating, tennis courts, bowling green, football pitches and play park. The proximity to the train station, village centre and National Cycle Route 1 make it an ideal 'natural' destination to welcome residents and visitors to enjoy a wide variety of activities. The closure/re-provision of the Angus Council recycling facility and the opportunity to improve the café/restaurant/bike hire facilities allow the opportunity to prepare a fresh investment/development framework (See Plans above) that would take account of opportunities like:</p> <ul style="list-style-type: none"> - relocating beach side parking to create a more natural beach environment to take advantage of southern aspect and the uninterrupted panoramic views to the Tay Estuary - promote additional private investment with improved café/restaurant and bike hire facilities - in the medium term develop a community sport hub facility (see Project 4.1). 	<p>Angus Council</p> <p>Bay Diner & Grill</p> <p>Monifieth Community Resource Group</p>	<p>Medium</p> <p>High</p>	<p>Initiate discussions to establish principles and business case for an investment framework.</p>
1.4 Monifieth Schools: Existing & New Provision	<p>Angus Council is in the process of developing a school investment strategy to provide a comprehensive, strategic framework for the future of the school estate. The aim is to ensure that the educational needs of all children are met and to make best use of resources.</p> <p>The strategy will take account of demographics, the impact of policy developments e.g. 600 hours pre-school education, and planned housing developments.</p> <p>The existing and proposed housing developments in Monifieth are clearly impacting on the occupancy levels of schools and therefore Monifieth:</p> <ul style="list-style-type: none"> - will require particular consideration, possibly in conjunction with neighbouring Dundee City Council - consideration of provision of school/non-school based community facilities so that a longer term strategic view is taken. (see Project 3.1 above) - scope to provide 'outdoor learning' & extended classrooms in community space e.g. Invertay House 	<p>Angus Council</p> <p>Community Planning Partnership</p> <p>Monifieth Community Resource Group</p> <p>Local community</p>	<p>Medium</p> <p>Medium</p>	<p>Angus Council to consult with parents, community & partners like Monifieth Community Resource Group</p>



PROGRAMME 2: MONIFIETH COMMUNITY SPORTS HUB

There was considerable interest from day one of the Design Charrette in establishing a community sports hub in Monifieth and a separate meeting was held to discuss the possibility with Development Officer (Community Sport Hubs) ANGUSalive and members of two local sports clubs on Wednesday 8 June. It emerged that on the one hand Monifieth Athletic Football Club now has more than ten teams competing in age groups from under 9's to under 19's and also run a coaching school for young primary aged children and the Ladies Football is going from strength to strength and both clubs have requirement to identify more volunteers and improved facilities. On the other hand Monifieth Grange Bowling Club membership is in decline as the membership ages and therefore and the club is struggling to maintain their facilities and it seems the Tennis Club also needs new members.

Therefore a **community sports hub** would bring together these and other sport clubs and key local partners like the Health & Social Care Partnership in Monifieth so as to develop and grow the sporting offering in the community. Community sport hubs are Lottery-funded and are one of **sportscotland's** key programmes which contribute to legacy and also support local sport clubs to play their part in a world class sporting system.

In Monifieth the community sport hub would be focussed on the clubs in the town and the 'hub' would essentially in the short term be a collective of progressive sport clubs working together and in the medium term look to improve facilities.

Figure 3.2: Monifieth Community Sports Hub

The priority project in the Action Plan under this programme is:

Project	Actions	Funding & Enabling Agencies	Timescale Likely Impact	Next Steps
2.1 Monifieth Community Sports Hub	<p>The focus in Monifieth should be on sustainable, community-led approach that gets clubs working together to maximise on the use of existing sports facilities and to develop welcoming, safe and fun environments for sport for people of all ages.</p> <p>Monifieth community sport hub would develop its own vision and values around participation across youth and the more elderly in a clear and simple plan that would follow the five established principles of :</p> <ul style="list-style-type: none"> • Growth in participation • Understanding community need • Supporting community leadership • Offering a range of sports & opportunities like over 50's walking football • Exploring the health & well-being (friendship, tackling loneliness) aspects of sports participation particularly for the elderly • Ensuring all the right people are working together <p>In due course the feasibility of establishing new and improved (community sport hub) facilities adjacent to the existing tennis courts and bowling green should be considered.</p>	<p>Monifieth Athletic Football Club</p> <p>Monifieth Grange Bowling Club</p> <p>Tennis Club Golf - Pro + 3 Clubs?</p> <p>Health Partnership</p> <p>Others</p> <p>ANGUSalive</p>	<p>Short/medium</p> <p>High</p>	<p>As a result of the Charrette Monifieth is now featured in the Angus Alive CSH priorities and discussions have been initiated with Sportscotland.</p> <p>-Steering group to be convened & principles agreed</p> <p>- Initial mapping & coordination of membership, provision + facilities</p> <p>- Action Plan (Short, Medium, Long term actions) & funding bids</p>



Community Bowling Club



New Play Facility



Underused Tennis Court

SPORT SCOTLAND GUIDANCE

“Together with our partners we aim to ensure that sport clubs are part of the fabric of their local communities, are focused on improving the quality and quantity of opportunities and play their part in developing and supporting a world class sporting system within Scotland.

In addition to our flagship programme of community sport hubs we work to provide leadership for club development that increases the capacity and capability of more clubs and community sports associations and contributes to a more active Scotland.”



FIVE GUIDING PRINCIPLES

Each community sport hub is unique, and develops its own vision and values in a clear and simple plan. The common thread that binds all hubs together is that they work to be sustainable, and they follow these five principles:

<p>1. </p> <p>GROWTH IN PARTICIPATION</p>	<p>2. </p> <p>UNDERSTANDING COMMUNITY NEED</p>	<p>3. </p> <p>SUPPORTING COMMUNITY LEADERSHIP</p>
<p>4. </p> <p>OFFERING A RANGE OF SPORTS</p>		<p>5. </p> <p>ENSURING ALL THE RIGHT PEOPLE ARE WORKING TOGETHER</p>

PROGRAMME 3: BUSINESS + ENTERPRISE OPPORTUNITIES

The Design Charrette discussions highlighted the opportunity to promote Monifieth much more effectively as an **'urban village'** with a unique mix of natural beach, sports, cultural and built heritage. Monifieth village centre also needs to evolve as a more distinctive and compelling destination where an appreciation of the heritage, enterprise, commercial, retail, public, arts/cultural and social functions overlap with a diverse range of uses. A **more diverse range of uses** is fundamental to appeal to local and new residents, young people, professionals, families and visitors. Monifieth village centre also needs to evolve to meet the broader needs of existing, new residents and visitors that it will serve for the next 50 years, with **something for everybody**: young, families, older people. The focus should be on people and how they interact with and use places in Monifieth. This could include the introduction of a wider range of uses, as well as a greater number of small business and improved community and visitor facilities. In this way town centres of the future need to move beyond retail and be proactive centres for the civic economy, enterprise, living, culture, entertainment, leisure, shopping, business and civic activity.

In addition a **stronger entrepreneurial business base** in Monifieth is required and this means promoting new uses including live-work space in/on vacant and underused buildings and sites. This will result in a much more active town centre and would be an essential component in strengthening resilience and sustaining economic growth. Growth oriented businesses are not confined to particular sectors, but they need the right business accommodation in the right locations and high quality, up-to-date digital and physical infrastructure. Investment in economic infrastructure including continued investment in high speed broadband will also be crucial for Monifieth.

Monifieth can be promoted as a **destination** with a network of local attractions (golf, beaches, NCR 1, Blue Seaway, caravan/camping, village feel, proximity to Dundee/V&A, improved rail service) in a way that encourages visitors to stay longer and spend more. In this context, the *National Strategy: Tourism 2020* (June 2012) aims to develop the authentic memorable experiences that today's visitors seek and delivered to the consistently high quality they expect. **'Nature, Heritage & Activities'** and **'Destination Towns and Cities'** are confirmed as two of four specific market opportunities. The National Strategy defines a destination as 'where the visitor eats, sleeps, discovers and explores'. Monifieth should be more of a destination with investment in the appropriate infrastructure, quality offer, facilities and programme of events. Local accommodation, food and drink, events, independent retail and transport sectors need to work even more closely together and to actively develop and promote the Monifieth visitor economy. Overall the aim would be to increase visitor numbers, length of stay, visitor spend and income generation. In Monifieth this will involve continued investment in infrastructure and facilities and to market Monifieth as a destination with a clear 'brand' and one coordinated web portal within the East of Scotland Tourism Partnership.



Vacant Shop in High Street (Used as Charrette Venue)



Shops Surrounding Car Park on High Street



Current Local Businesses on High Street

Figure 3.3: Business + Enterprise Opportunities: Priority Projects

The priority projects in the Action Plan under this programme are:

Project	Actions	Lead Agency/Key Partners	Timescale/ Priority Impact	Next Steps
3.1. Village Square: Framework Plan	Undertake a quick feasibility study to prepare a development framework for a new village square as fresh focus and based on the initial ideas above. The feasibility would involve: - Discussions with Kilmac Construction the new shopping centre owners and Tesco - Reviewing parking and parking management to minimise any displacement of spaces - Scoping out the potential for an events space and how a programme of events and festivals could be sustained	Village centre businesses Angus Council Kilmac Construction Tesco		
3.2 Monifieth Offer & Marketing Branding & Promotion Initiative	Improve the marketing and promotion of Monifieth by identifying and promoting an improved brand. To include quality visitor offer, marketing/availability of accommodation and things to do, etc.	Private sector East of Scotland Tourism Partnership VisitAngus.com VisitScotland	Short term High	Draft brief & ITT. Appointed design agency to produce 'brand manual' for Monifieth
3.3 Improving Choice of Visitor Accommodation	Opportunity to review the existing provision of visitor accommodation in Monifieth to ensure sufficient choice of accommodation (e.g. self-catering, Airbnb 'bolt hole', bunk house, camping/glamping, budget/boutique hotel) of the right quality appropriate for today's markets. Depending on the outcome of the review actively promote specific opportunities in Monifieth.	Angus Council Local Property Owners Accommodation providers VisitScotland	Short/ Medium term High	Agree principles Develop a business case and identify priority demonstration project
3.4 Supporting Growth Orientated Businesses In Monifieth	Workspace targeted at the start up/growing business and creative industries to include low rentals, live-work space, broadband/WiFi, flexible rental terms, supportive shared services, rooms with good natural light in existing vacant space in Monifieth including as a revenue generating component in the reuse of Invertay House. In particular: - Enterprise centre aiming to enthuse, motivate, educate, support and above all raise enterprise aspirations in Monifieth. - Provide the right working conditions, office accommodation and infrastructure to support digital & creative enterprises -Target 'footloose' digital & creative enterprises -Encourage innovation and enterprise with the growth and development of new start-up companies. Support business planning by new business entrants	Angus Council Monifieth Community Resource Group Business Gateway Dundee and Angus College Monifieth High School SG Regeneration Capital Grant Fund	Medium term High	Agree principles with key partners
3.5 Business Masterclass & 1-1 Visits	Business Angus to also offer, as part of integrated package, advice to shop owners in terms of business planning, marketing, etc. Could take the form of retail masterclass. Issues to be covered in the master class could include: - raising awareness of the need for continuous improvement and overcome apathy and complacency - making the most of good customer service - using social media to market more effectively: Promote Internet/ & Facebook / Social Media Marketing - Increasing customer spend - Maximising display space and layout - Promoting Monifieth as a destination, using events & coordinating opening hours	Business Angus Angus Council Village centre & other businesses	Short term High	Confirmation of scope of scheme during 2016
3.6 Business Group: Investing Collectively:	In the short term there is a good opportunity to convene a group of village centre business to meet Kilmac Construction who is the new owner of the shopping centre. This could kick start establishing a group of local businesses who would meet 3/4 times a year to coordinate activities, act as a sounding board and help deliver the Business + Enterprise Opportunities Programme. In the longer term the group could explore establishing a wider Business Investment District (BID). If established and in the longer term the BID could deliver: - Increase town centre footfall - Increase visitor numbers - Increase length of stay - Increase visitor spend - Help sustainability of retail/tourism businesses - Create jobs - Improve the Monifieth visitor experience BID would be coordinated, developed and managed by businesses to provide additional services activities and projects to make Monifieth and the surrounding area more of year round destination and to benefit the local economy. Projects would be partly funded through a compulsory levy. Levy calculated on non-domestic rates or agreed fee.	Business group Private sector Angus Council In 2018/19 explore establish a BID Steering Group BIDS Scotland VisitScotland	Medium term High	- Businesses would vote to invest collectively in local improvement - BID voting governed by legislation: can go ahead: If minimum turnout of 25% of eligible voters - More than 50% of businesses vote in favour - Must represent more than 50% of the rateable value of businesses that vote.

PROGRAMME 4: COMMUNITY: HEALTH & WELLBEING

Monifieth has more than the Scottish average **of people over 75+** (Monifieth West 8.96%, Monifieth East 11.08% against Angus 7.02% & Scotland 5.89%) See Appendix A. There are also three private care homes (Tigh-Na-Murin, St Mary's & South Grange) with more than 155 rooms in the town. In Monifieth there is a need to continue to improve local access to health services, better co-ordinate existing services and improve awareness/provision of information. Good health in mind, body and spirit and well-being are fundamental.

The Design Charrette discussions highlighted that the requirements of Monifiethers with health or social care needs should also be met as part of the provision for the rest of the community. SAPOLD (South Angus Patients Of Learning Disabled) are extremely active locally promoting projects for adults with complex needs without being specific to particular groups of patients i.e. specific diseases or age groups. In this way encouraging integration of those with additional needs into existing or developing community facilities (like Invertay House: See project 1.2) are far more likely to have wider support.

There are strong social networks with more than 115 community, youth, arts and sports groups in Monifieth and the surrounding area. Therefore the extensive social capital of Monifieth means that third sector organisations like MCRG and SAPOLD could be well placed to develop innovative approaches to providing local services and facilities. This will require a focus on encouraging volunteering, widening membership of groups like the House of Memories and empowering and building further capacity within communities in Monifieth. The aim is to enable them to do more themselves and by working in partnership with each other. This new context raises a number of opportunities for third sector organisations in Monifieth to actively contribute to the local economy and unlock funding from sources like the Big Lottery (Investing in Ideas/Awards for All) and NHS Tayside (Community Innovation Fund & Tayside Health Fund)

Continuing to engage local children and young people in participative music, arts, sports and civic activity in Monifieth will be essential. Overall the aims of the programme are to promote successful health and wellbeing outcomes by increasing physical activity levels to increase life expectancy and decreasing health inequalities. Growing sports and arts participation with wider and deeper engagement in the local community will promote community leadership, strengthen individual clubs/groups, widen membership and provide clear pathways that offer more opportunities to participate.

The population of Monifieth is around 7,600 and **projected to increase further** and clearly there are opportunities to consolidate and extend town/village centre living, including the Ashludie Hospital housing proposals, so as to increase the residential population in and around the village centre. This would complement the 'edge of town' housing land allocations in the Proposed Angus LDP (See Appendix A: e.g. Victoria Street West.) Demand for quality properties, including social rent, is good and improving the housing offer (including Mid-Market Rent) may help to increase the attractiveness of Monifieth village centre for in-commuters and those with a former connection to the area and to retain reluctant leavers (e.g. young graduates). Monifieth could also benefit from improved demand, especially from the 'young professional' and 'first-time buyer' markets seeking affordable rents and sustainable mortgage packages.



Charrette Design Studio



Transport Walk and Talk



Church Fair in Montrose

Figure 3.4: Community Health & Wellbeing: Priority Projects

The priority projects in the Action Plan under this programme are:

Project	Principles & Justification	Funding & Enabling Agencies	Timescale Likely Impact	Next Steps
4.1 Health & Wellbeing: Key Component Of Economic Growth	<p>Health and well-being are fundamental components in a competitive Monifieth economic growth offer for existing and new business, residents and visitors. Actions include:</p> <ul style="list-style-type: none"> - Using sports & arts development to promote pathways & hubs - Promote successful health and wellbeing outcomes including increasing physical activity levels to increase life expectancy and decreasing health inequalities - Support further investment and improved facilities at for example: Invertay House & Blue Seaway 	<p>Community Planning Partnership</p> <p>Angus Council</p> <p>Monifieth Community Resource Group</p> <p>Other community organisations</p>	<p>Medium term</p> <p>High</p>	<p>Agree principles</p>
4.2 Strengthening Third Sector Organisations: Prevention & Early intervention	<p>Based on the existing community networks and social capital in Monifieth, use capacity building to further strengthen collaboration between existing groups. The opportunities to deliver specific projects should be explored. Other opportunities include:</p> <ul style="list-style-type: none"> - Regular biannual information exchange & networking events using the Pecha Kucha format - Promote more volunteering in Monifieth to include an initial audit/database of existing skills in the local community. - Explore piloting a dementia friendly town centre with a focus on places, people, technology/info, and networking. (Dementia Friendly Kirriemuir has secured £269k from the Life Changes Trust for a similar initiative) - Focus on improving the capability & sustainability of third sector organisations in Monifieth & widening membership among young people. - Look to increase the level of social entrepreneurship in Monifieth and support individuals to adopt an enterprising approach to social opportunities. 	<p>AC/capacity building</p> <p>Voluntary sector</p> <p>Community Organisations</p> <p>SG Strengthening Communities Programme</p> <p>BLF Investing in Communities</p> <p>Just Enterprise</p> <p>BLF Awards for All/Investing In Ideas</p>	<p>Short 1-3 years</p> <p>High</p>	<p>Agree principles</p> <p>Make business case for funding</p> <p>Identify specific opportunities</p> <p>Provide start-up and business support advice through the SG Just Enterprise initiative with potential to access Enterprise Growth Fund</p> <p>Aim to retain income and spending in the very local economy.</p>
4.3 Affordable Housing & Older Peoples Accommodation	<p>Initial assessments identify a continued demand for quality properties in Monifieth.</p> <p>Potential demand from an ageing population and 'downsizers' who would prefer a village centre location close to community and other facilities.</p>	<p>Angus Council</p> <p>Housing Associations</p> <p>Owners</p> <p>Private Sector</p>	<p>Short term</p> <p>High</p>	<p>Actively market sites & buildings.</p> <p>Use 'ghost planning permissions'.</p> <p>Approach potential developers and look to secure partnership arrangements.</p>
4.4 Self-Build/ Self-Design & Build: Local Builders Micro Sites: Family Housing & Live-Work	<p>To raise the awareness and promote self-build and the custom build sector and live-work as a means of delivering an alternative approach to housing provision in Monifieth.</p> <p>Self-build projects are where someone directly organises with a group of likeminded individuals the design and construction of their new home.</p> <p>Custom build homes tend to be those where the individual works with a specialist developer to help deliver a specific type and specification of home.</p> <p>Aim is also to promote small/micro sites to local builders.</p>	<p>Angus Council</p> <p>Owners</p> <p>Private Sector</p>	<p>Short/medium Term</p> <p>High</p>	<p>Angus Council to assess the local interest by test marketing.</p> <p>Actively target particular sites.</p>

PROGRAMME 5: IMPROVING CONNECTIONS: NETWORK OF ROUTES TO ATTRACTIONS

Monifieth is a compact place with good access to the beach (National Cycle Route 1) and the Monifieth Path Network (Coastal Path, Farmland Walks, A92 Cycle Path, Dighty and Seven Arches Viaduct). There was strong support at the Design Charrette for the improvements in the High Street and the proposed Village Square (Project 3.1). Among the other transport related issues discussed were:

- High Street well served for local shopping - Tesco key anchor
- Desire for a focus / civic space within High Street
- Parking is ok but enforcement of restrictions would help turnover
- Either side of Town Centre traffic speeds too high
- Discussion of crossing locations on High Street
- Improved links to Beachfront area required
- General lack of pedestrian signage
- Improve links to and from Railway Station & improve services stopping at Railway Station
- Bus services considered to be good but buses can delay traffic due to timed stop on street
- Height / Access restrictions to the Beachfront
- Parking pressure in the village centre will increase through new church development
- Could be a need for crossing to serve Tesco access

Discussion at the Design Charrette confirmed that Transport Scotland/Scotrail are looking to increase the frequency of trains at Monifieth to an hourly service. This will increase the use of the station and require improved waiting/cycle parking/parking facilities.



Infrequent Train Service - Schedule to be Updated



Good Frequency of buses in 'Town Centre'



Unreliable Street Post Signage



More Pedestrian Crossing Points Required in High Street

Figure 3.5: Improving Connections: Priority Projects

The priority projects in the Action Plan under this programme are:

Project	Actions	Funding & Enabling Agencies	Timescale / Likley Impact	Next Steps
5.1 Improving Monifieth's Connections: Short Term	<ul style="list-style-type: none"> - Pedestrian signage review and scheme - 'Health Check' – parking, traffic speeds, pedestrian crossings - Develop a business case for streetscape works at High St (Village Square) and Beachfront (Recycling Centre) - Promote walking/cycling network: active travel & fitness trail & develop cycle friendliness of town centre - Implement traffic speed reduction measures - Parking decriminalisation. - Improve railway station connectivity and facilities - Review use of bridge access to Beachfront - Install electric car charging points 	<ul style="list-style-type: none"> Angus Council Private owners Transport Scotland Scotrail/Abellio 	<ul style="list-style-type: none"> Short High 	Agree principles
5.2 Improving Monifieth's Connections: Medium & Long Term	<ul style="list-style-type: none"> - Implement scheme(s) of streetscape works at High Street to create Village Square - Beachfront to create 'Gateway' - Continue to support community led development of Sports and Community Hubs 	<ul style="list-style-type: none"> Angus Council Kilmac Construction Private owners Community Sports Hub 	<ul style="list-style-type: none"> Medium Medium 	Agree principles

TRANSPORT ISSUE SUMMARY

- High Street comes through with a strong focus
- Some event closures already occur in south end of High Street
- Parking enforcement required in central area
- Town Centre speeds too high – even at 30 mph
- Restrictions on footway widths
- Trip hazards in streetscape outside Town House
- Lack of crossings on High Street
- Street clutter
- Links to Port area required
- Improvements necessary at Wharf Street / A92 roundabout
- Improve links to and from Railway Station.

High Street

- Most contributors feel:-
- Too much space given over to motorised vehicles
- Stepped access to west side of street an issue
- Excessive carriageway widths encourage high speeds / double parking
- High speeds at right turn into John Street
- Signage poor / rail station poorly defined

Other

- Poor definition of path linkages esp. east to west
- Cycle economy
- Bus service patterns
- Links to railway station from town centre
- Suite of town signage for those on foot
- Parking – requires better signage
- Hume Street junction
- Key mobility matters:-
- Kirk Steps
- West side of High Street
- Railway Close

ACTION SUMMARY

Short term

- Signage review and updating.
- Plug Core Path network.
- Develop a business case for streetscape works.
- ‘Health Check’ – e.g. parking signage / Accessibility Audit.
- Parking decriminalisation.
- Improve railway station connectivity.

Medium term

- Scheme of Streetscape works
- Extent of works considerations (also relevant to Business Case):-
- Murray Street
- High Street
- Junctions of John Street / New Wynd / Hume Street
- High Street (continued)
- Castle Place (crossing outside library)
- Wharf Street junction

Reference	Name / Site	Existing Situation	Masterplan Proposal	Justification / Additional Comments	Priority
MFTH1S (S = Short Term / M = Med / L = Long)	Car Parking, traffic speed and pedestrian crossing review.	Evidence of Long Stay Parking in areas designated as ‘shopper parking’. Comments received about location and type of crossings provided within the town. Accident statistics suggest evidence of a number of single vehicle accident / collisions with pedestrians over within last 5 years.	Review of parking and traffic speeds within and adjacent to ‘town centre’ area and the use of the various crossing points.	The previous works / crossing locations were undertaken a number of years ago and there would be merit in a review of their use. The review should be undertaken once the decriminalised parking within Angus is approved and will need to include the ‘private’ car parks within the town centre. Parking patterns and demands may be affected by new church proposals and any potential community hub at Invertay House This should also consider potential locations for electric vehicle charging points. Linked to MFTHXX	High
MFTH2S	Signage review to include directional signage for those on foot / parking locations / rail station connectivity / sign continuity / tourist information / toilets / local attractions / links to core / cycle path network etc.	Signage in town poor, complete lack of pedestrian signage. Signage should carry distance / time information.	Carry out local signage review and develop pedestrian signage to help wayfinding to and between town attractions including names / distances / times.	This will be particularly important as the rail services / frequency improves as there will be greater potential for day trip visitors to Monifieth using the rail station. Will also be important that signage links high street to Cycle Route and communicates what facilities are available within the town. – Linke d to MFTH XX	High

Reference	Name / Site	Existing Situation	Masterplan Proposal	Justification / Additional Comments	Priority
MFTH3S	Review Cycle infrastructure - High Street?	Limited High Street and environs	Identify cycle links in town as existing (and proposed) and appropriate locations for cycle parking in prominent locations within town centre	Associated with MFTH2S	High to define / Medium to provide
MFTH4S	Parking Decriminalisation	Parking Decriminalisation - AC are taking this forwards - enforcement is a recurring issue	N/A	AC are considering this in the context of the County. Important to monitor effects within town centre (See MFTH1)	N/A
MFTH5S	Implementation of speed reduction measures	Anecdotal evidence of increased traffic speeds on Maule Street and to east of the High Street	Implement measures from MFTH1S if speeds are identified as excessive	Likely to be 'soft' measures such as speed actuated signage rather than physical works.	High/Med depending on outcome of MFTH1S
MFTH6S	Streetscape business case incorporating <ul style="list-style-type: none"> Village Square on High Street Access to beachfront (including area around recycling centre) 	Village square was a popular option to create focus on the High Street and from a space for events. Beachfront was identified as a potential location for sports hub. The loss of the recycling centre was raised a number of times but it does present the opportunity to enhance arrival at beachfront area - again identified as a major asset of the town.	Develop business case to examine works in town centre and beachfront.	Streetscape business case for village square could be developed around parking review process (likely to be post decriminalisation). These will require to engage with the private car park owners. Works at the beachfront may be linked to the provision of the sports hub facilities in that part of the town.	High
MFTH7S	Improve railway station connectivity and facilities	Links between town and rail station poorly defined and due to lack of rail services very limited facilities available at the station	Enter discussions with Network Rail / Tactran etc about improvements to station - potential to involve 'Eco Force' group for planting etc at station	May also require consideration of additional car parking areas - possible provision at 'The Cabin'. Related to MFTH2S and MFTH3S	Medium
	Carry out review of use of rail bridge accesses to beachfront	Restricted heights particularly at access adjacent to rail station and lack of pedestrian provision.	Identify options to improve operation and environment - e.g. new lighting, potential pedestrianisation of western access.	Improvements to these bridges to raise the clearance height are not thought to be practical/economic. Engagement with the MoD will be required about securing access for larger vehicles to the beachfront area through Barry Buddon. Related to MFTH6S and MFTH7S	Medium
MFTH9M	Streetscape works (various locations)	Short term (MON6S) business case can be worked up with a view to works being carried out in medium term.	Illustrate streetscape intervention locations.	Any scheme is related to MFTH6S	High

Dear Zak
I am standin in
Monifieth in 2026 I
am loving the Future.
There are self-driving
cars every where. I
think i love the Future
to much I don't want
to leave. I wish
you were hear write
now.
from Zak

POSTCARD FROM THE FUTURE
Imagine how Monifieth will look in 2026



Zak Dailly
Seaview Primary
Primary 4/5



**4. OVERALL
CONCLUSIONS &
NEXT STEPS**

Table 4.1: Monifieth Development Framework & Action Plan: Potential Funding Sources

Funding Source	Specific Opportunities
PUBLIC	
1. BLF	Awards for All Coastal Communities Fund Community Empowerment: Awards for All Investing In Communities: Growing Community Assets Investing in Ideas Life Changes Trust: people affected by dementia Scottish Land Fund
2. Creative Scotland Angus Council	CashBack For Creativity Creative Place Awards The Year of Innovation, Architecture and Design funding (Angus Council)
3. European Funding Programme (2014 - 2020): Transitional Arrangements Post 'Brexit' vote	Angus LEADER Programme: European Maritime Fisheries Fund East of Scotland European Consortium: Scottish & Transnational European Structural & Investment Funds (ESIF) Green Infrastructure Fund: SNH/ERDF Interreg: North West Europe 2014-20 /North Sea Region
4. Historic Environment Scotland Heritage Lottery Fund EventScotland	Conservation Area Regeneration Scheme Historic Environment Scotland - Scotland's Urban Past Townscape Heritage/Heritage Enterprise Year of History, Heritage & Archaeology Signature Events Fund
5. NHS Tayside	Community Innovation Fund Tayside Health Fund
6. Scottish Government	A+DS 'Stalled Spaces' Empowering Communities Fund Regeneration Capital Grant Fund Strengthening Communities Programme Town Centre Communities Capital Grant Fund Town Centre Action Plan e.g. digital towns Town Centre Empty Homes Fund
7. Sportscotland	Facilities Fund
8. Transport Scotland	Access: Smarter Choices / Smarter Places Sustrans: Community Links Programme
PRIVATE	
1. Development Agreements: Property Leases	- Development agreements are a simpler approach where the private sector builds on public sector land. - Property leases as a security for investors may suit specific uses
2. Local Benefactors & Opportunistic Sources	Approach local benefactors on particular projects
3. Local business & investors: owners	- Angus Council to be proactive: de-risking & packaging discrete market ready opportunities includes using 'ghost planning applications'. - Offer smaller development packages that sit within the Development Framework to Monifieth based businesses and investors.
4. Town Centre Investment Zone	Opportunity use the Development Framework to agree an approach that would be endorsed by Scottish Government
COMMUNITY LOCAL SOURCES	
1. Angus Environmental Trust	Distributes landfill tax funds to assist local community groups, organisations and other environmental bodies to progress projects
2. Community ownership of 'community' assets	Development Trust or Community Interest Company (see iii below)
3. Custom build	Establish sites & interest database
4. Opportunistic:	E.g. crowd sourcing
5. Robertson/Gannochy Trusts	Focus on innovative approach to arts/sport provision particularly targeting young people
6. Self-build	Establish sites & interest database
7. Tridos Bank:	Offer loans to organisations working to bring positive & lasting change.

FUNDING OPPORTUNITIES

The External Funding Team at Angus Council produce a monthly funding bulletin and can assist voluntary groups with funding from a variety of sources, including transitional European Structural Funds, Lottery distributors and Trusts.

Table 4.1 below summarises possible sources of funding for the Monifieth Development Framework and Action Plan priority projects.

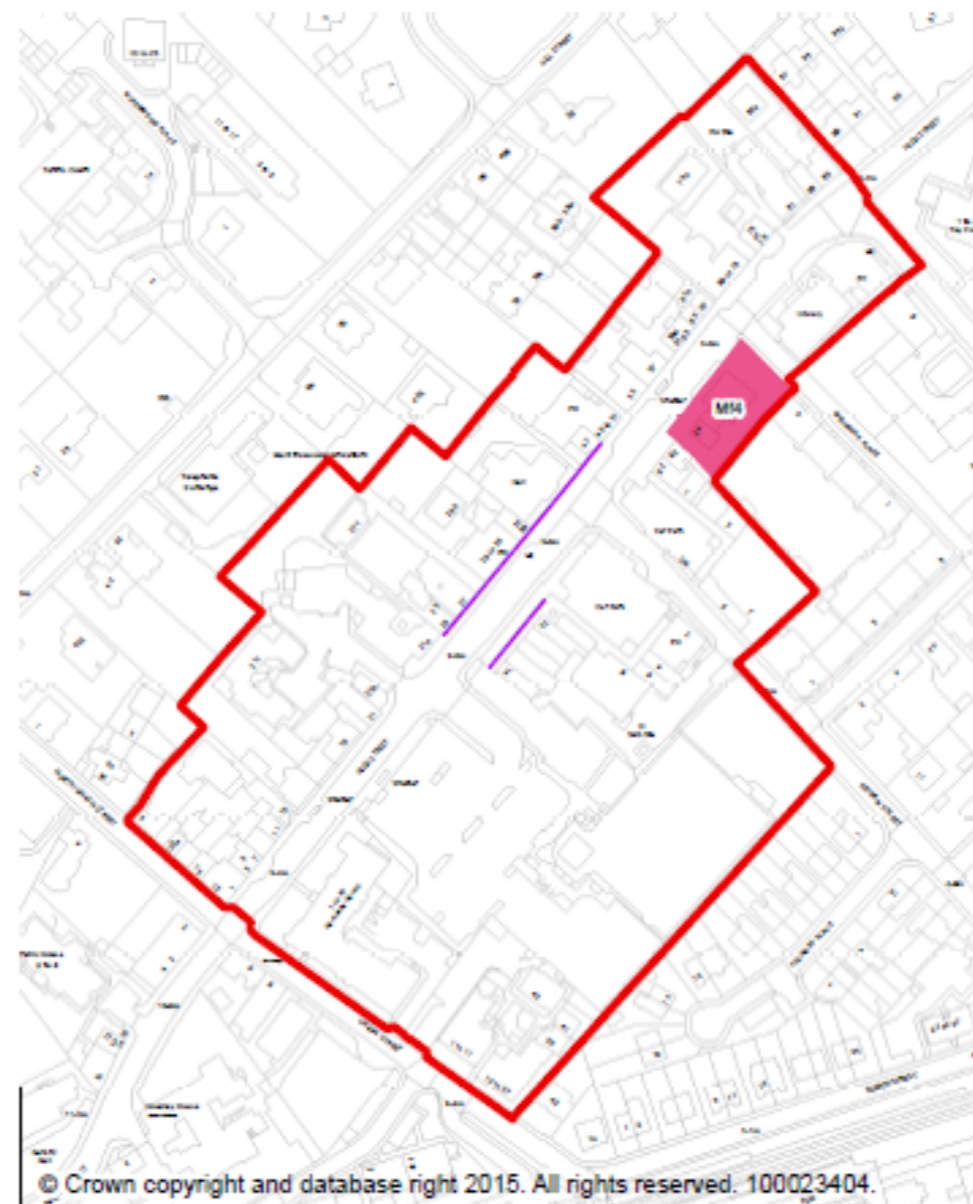
RESPONDING TO LOCAL PROPERTY CONTEXT

Evidence from Ryden (See Appendix A) demonstrates that Monifieth Town centre has an active and healthy commercial property market. The High Street is bustling and existing commercial units exhibit very high occupancy rates, which bucks the trend of many comparable small coastal towns/villages across Scotland. Local feedback does however suggest that neighbouring Broughty Ferry can often act as a pull for those wishing to experience a wider/quality offering of restaurants and artisan cafes, which Monifieth struggles to compete with at present.

Research into property transactions within Monifieth evidenced the recent purchase of the shopping centre located off the High Street, by Perth based Civil Engineering & Building Contractor Kilmac Construction Ltd. Further discussions with Kilmac’s Acquisitions Director concluded that they are dedicated to the redevelopment/refurbishment of the shopping centre and are very much interested in gathering community opinion on what is best for the site and are entirely open to the consider all the various options. This demonstrates that Monifieth Town Centre can attract investment, as well as assuring the community that an integral site to the High Street and wider function of the Town Centre has achieved long term commitment from a local developer, who appears to be very active in the surrounding marketplace.

Legend	Settlement Statement	Subject Policies
 Core Retail Area		TC18
 Opportunity Site	M4	
 Town Centre		TC17-TC19

Central Area Inset Map



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OVERALL CONCLUSIONS: RECOMMENDATIONS & NEXT STEPS

The Monifieth Development Framework and Action Plan that has emerged from the Design Charrette is for all public, private and third sector stakeholders and not just the public sector. Clearly these are very challenging times. Angus Council, along with the rest of the public sector in Scotland, is facing up to a **very tough financial climate**. The recent **'Brexit' vote increases the uncertainty and risk for new investment**. Angus Council budgets are likely to continue to reduce over the next few years. Costs are rising while funding is reducing, making it harder to balance Council budgets and protect services.

In this context **targeting alternative sources of funding** like those outlined in Table 4.1 above will be essential. The funds are often targeted at communities and are particularly 'outcomes driven' with very specific objectives and outcomes. Therefore it will be essential to 'bend' project outcomes to meet the specific funding criteria and set this within the Development Framework and Action Plan that has resulted from the Monifieth Town Centre Design Charrette. The Monifieth Development Framework and Action Plan projects are also categorised into short, medium and long term objectives.

Opportunities for 'social innovations' in Monifieth should be explored. There are existing well established organisations like Monifieth Community Resource Group but new ideas (products, services and models) that simultaneously meet the community's needs and create new social relationships or collaborations across existing and new groups should be encouraged. In Monifieth these kinds of innovations will enhance both the community and the community's capacity to act.

It is essential that Angus Council move quickly and decisively so as to keep up the momentum that has been built up over the Charrette period and drive forward implementation. Experience elsewhere has shown the importance of a respected **'neutral forum'** to discuss emerging opportunities, reconfirm priorities, challenge the status quo, provide leadership and act as a proactive partnership vehicle to co-ordinate investment. Monifieth **is also fortunate in that Angus Council has already established a Monifieth & Carnoustie Communities Team** to provide support. In these circumstances three delivery components are recommended:

i: 'Short Life' Delivery Group

A 'light touch' focussed group, with a clear commitment to delivery of the Design Charrette outcomes and the Development Framework and Action Plan priorities should be established. This would comprise relevant members of the community/organisations like Monifieth Community Resource Group, the emerging and individual project 'ambassadors', council officers, and representatives from partner agencies dependent and appropriate to specific actions. The Group would include the individual **'ambassadors'** representing groups promoting particular projects like the individuals interested in the Community Sports Hub, who emerged during the Charrette together with local business group representatives. A number of individual 'ambassadors' embraced the charrette approach, eight gave short Pecha Kucha presentations at the launch event and used the charrette to progress particular proposals.

The 'ambassadors' would be the project champions and provide the fresh energy required to bring about positive change and challenge apathy. The group can also encourage 'social innovations' and maintain communication across different community groups, public and private sectors as well as provide community capacity building. Additional support could be available from Angus Council in the form of equipment, ICT and training where it is required. The group can also play a crucial role by providing tangible evidence in support of funding bids. The group would have an independent chair and monitor progress on delivering Development Framework and Action Plan projects and continue to build consensus around strategic programmes and projects. The principle of establishing a short life Delivery Group was discussed at the Final Presentation on 22 June. The Delivery Group would meet on say four occasions in the first year (including one Pecha Kucha type event for the wider community) and then review progress and agree whether to continue.

The Angus Council officers involved should be of sufficient seniority to take decisions, lead on projects and influence work programmes within their own services. An early task will be to agree lead responsibilities and supporting contributions, set timescales and agree reporting mechanisms for the actions identified in the Monifieth Development Framework and Action Plan.

ii. Project Coordinator/Development Worker

Initial discussions and experience elsewhere highlights that an action **driven Project Coordinator/Development Worker** from the Angus Council **Monifieth & Carnoustie Communities Team** will be essential to ensure that effective communication between community organisations/'ambassadors' and ensure coordinated delivery continues as implementation of the Monifieth Development Framework and Action Plan proceeds. The Development Worker needs to be identified and in place quickly and with a visible presence in Monifieth town centre. The individual would become the clear focus for ensuring that public, private and third sector partners carry forward agreed actions and responsible for progressing actions where no individual partner/ambassador has primary responsibility. The Development Worker could also explore with the Monifieth community the possibility, in due course, of establishing a Development Trust/Community Interest Company (see below).

iii. Move To Establish Monifieth Development Trust

In the medium term and depending on the success of the 'Short Life' Group the opportunity to establish Development Trust in Monifieth should be explored. The Trust would be an ideal 'coordinating vehicle' and overcome some of the strategic and coordination challenges (See Project 1.1) that were identified during the Design Charrette. The Development Trust would be an 'umbrella' community organisation which:

- Was owned and managed by the local Monifieth community
- Aims to oversee the sustainable regeneration of Monifieth and address specific economic, social, environmental and cultural projects identified in the Development Framework & Action Plan within Monifieth
- Was independent but seek to work in partnership with other private, public and third sector organisations
- Aimed to reduce dependency on grant support by generating income through enterprise and the ownership of assets

RECOMMENDATIONS

Angus Council is invited to endorse the Monifieth **Development Framework and Action Plan**: longer term vision, objectives, strategic programmes and projects as the basis for wider consultation so as to guide future investment decisions in Monifieth over the next ten years.

NEXT STEPS

The immediate next steps are as follows:

- Angus Council and partners look to formalise the appointment of a dedicated Community Development Officer/Project Coordinator as part of the Monifieth & Carnoustie Communities Team
- Angus Council and partners commit to establishing a short life group with a clear commitment to delivery of the Monifieth Development Framework and Action Plan and convene an early meeting
- Angus Council to formally endorse the Monifieth Development and Action Plan: vision, objectives, strategic programmes and projects as the basis for wider consultation, so as to guide future investment decisions in Monifieth over the next ten years
- Angus Council to undertake wider business and community dissemination of the Monifieth Development Framework and Action Plan and publish an online Executive Summary
- Angus Council to acknowledge the 'fit' between the Monifieth Development Framework and Action Plan and the Proposed Angus Local Development Plan that is likely to be adopted in late 2016 and to identify sites in Monifieth for Supplementary Planning Guidance
- Development worker to assist the Monifieth community to
 - 1.** Assess models for operating community assets (integrated approaches, programmes, necessary spaces).
 - 2.** To implement different kinds of organisational and operational models to guarantee the sustainability of the community assets
 - 3.** To develop new models of open social innovation with regard to different stakeholders and challenges
- The short life Delivery Group, Angus Council and partners to review progress on delivery of the Monifieth Development Framework and Action Plan at an annual event to encourage public, private and third sector partners to review progress and discuss new ways of responding to emerging challenges and opportunities in Monifieth





**APPENDIX A -
PROGRAMME 1
PROJECTS**

INVERTAY HOUSE

Current Situation

Invertay House is a Listed former school at a prominent location at the western end of the 'Village Centre'. The buildings have been used as offices for Angus Council over the past few decades.

The original stone one and two storey school building (with adjoining two storey dwelling house) has been added to over its lifetime resulting with a collection of out-buildings and extensions that detract from the setting of the original building. The Invertay House site has vehicular access from the north off the main, A930 Maule Street.

Adjoining the Invertay House site is the single storey Cabin building accommodating community functions. There is surface car parking within the former playgrounds as well as surface car parking accessed off Union Street leading to the railway station.

Invertay House has been deemed surplus to Council requirements going forward and plans are underway to decant current uses elsewhere. There have been exploratory discussions with community groups to consider scope for adaptation of Invertay House to accommodate community uses in future.

BUILDING AS EXISTING



Charrette Considerations

Given the imminent decanting of Council operations from Invertay House the site presents one of the most significant opportunities for reuse / re-development in the town centre. The other major (and planned) project is the redevelopment of South Church Halls on the High Street at the top of Reform Street.

Charrette discussions and sketches explored the possibility of Invertay House (alongside St Rule's Parish Church and Church Hall north of the main road) to form a 'western gateway' of community facilities to the Village Centre.

The Charrette also explored ways to greatly enhance the setting of Invertay House by tidying up / clearing away redundant or unsightly out-buildings and creating external green space and better pedestrian links into the site.

The need to co-ordinate the provision of community facilities in parallel with the redevelopment of the South Church Halls site and any enhancements to Blue Seaway is paramount. The Charrette investigations, including a tour of the full extent of Invertay House, demonstrated the possibility for a range of uses to be incorporated on site. The original building is potentially very adaptable, albeit requiring building maintenance, and adjustments to enhance digital connectivity and step free access to all parts of the complex.

The Charrette concluded that Invertay House should include community facilities (meeting spaces / halls) but it was highlighted that Invertay House is far larger than the existing Cabin and so a full review of accommodation required is vital.

Comparison with existing building footprints would suggest that Invertay House could accommodate the relocation of the public library (which is currently located in a post WW2 building of low quality at the east end of the Village), new and additional community facilities and other uses (eg. children's nursery, social enterprises, business centre / training etc.). The building could also, alternatively, be adapted for flats, hotel / hostel and a range of other functions.

The site of the existing Cabin (and the adjacent car park) could accommodate new development (subject to car parking calculations). The charrette demonstrated the possibility for new housing, (station) hotel or station car parking.

Suggested Next Steps

The relevant Community groups need to assess their future requirements (taking account of potential and planned enhancements at Blue Seaway and new meeting / gathering spaces in central Monifieth). A full conditions survey of Invertay House should be undertaken to assess the cost of building maintenance, running costs and adaptation.

Invertay House presents a significant opportunity to retain and redefine the use of one of the most significant heritage buildings within the Village Centre. The Charrette demonstrated the array of potential uses that could be accommodated and highlighted the widespread desire within many community groups and the much of the wider community to locate community activities at Invertay House.

BUILDING AS EXISTING





Possible Redevelopment Option



Remodel Existing Buildings - Community Facilities
(Nursery, Community Hall, Library etc)



Scope to Redevelop Existing ? Site
Flats/Terrace Housing



Alternative Redevelopment
Hotel Adjacent to Station/

BLUE SEAWAY



- 1 - Make roads less formal and create 'dunescape' with links on beach
- 2 - Split level sports pavilion/club house overlooking pitches
- 3 - Car parking at depot site
- 4 - Consolidated pavilion/cafe overlooking sea

Working with Existing Community Assets: Unlocking Opportunities	✓
Monifieth Community Sports Hub	✓
Business + Enterprise Opportunities	✓
Community: Health & Wellbeing: Pensionable Age Profile & New Residents	✓
Improving Connections: Inviting Network of Routes to Attractions	✓

Priority	High Priority
Timescale	Medium - Long Term
Possible Uses	Augment recent investment to further enhance and coordinate the sports, recreation and leisure facilities at the beach - including sports and cafe/ community facilities, Reuse Recycling Centre.
Action	Develop principles and masterplan for the Blue Seaway, in parallel with Community Sport Hub and Invertay House to create complementary offer at beach
Delivery	Angus Council, Community Sports Hub Lessee of existing facilities.

Current Situation

Blue Seaway beachfront park is a very popular location in Monifieth that has benefited from recent investment. It is located immediately south of the Village Centre, within easy walking distance, and benefits from direct access to the beach and coastal paths, including a national cycle route.

The links between the Village Centre and Blue Seaway are of a poor standard. The underpasses through the rail viaduct are inadequate, with poor clearance and lack of lighting (see Access section).

The Blue Seaway sits between two caravan / holiday parks that appear to be well managed and popular. The Blue Seaway is also directly adjacent to the existing railway station, albeit there is currently very few trains stopping at Monifieth.

The Blue Seaway appears to be well maintained with mature planting, landforms / dunescape, destination play areas, kiosk and public conveniences. Anecdotally the tennis courts are no longer well used having passed to a private club. The bowling green is used by a small community club and is threatened with closure due to lack of funds to maintain the green. The putting green is operated by the owners of the adjacent Diner who also operate the kiosk which include public toilets.

There is a lack of changing facilities for other sports (eg. football, kite surfing etc.). There is car parking and signage distributed across the full extent of the area.

Immediately prior to the charrette the closure of the recycling centre, which is currently adjacent to the eastern vehicular access road, was announced and there was widespread concern at the removal of this facility within Monifieth. However the relocation of recycling away from the Blue Seaway presents an opportunity to create an even better amenity for residents and visitors alike.



Charrette Consideration

Charrette participants spoke fondly of Blue Seaway. Many reflected on a desire for a destination café / restaurant / beach pavilion as a family friendly attraction through the day and evening, and enhanced sports facilities (including changing pavilion). It was also recognised that there is significant passing 'trade' with cyclists and others drawn to the area by the coastal paths, sport / recreation and the beach.

The Charrette recognised the opportunities to plan further enhancements to the Blue Seaway to capitalise on opportunities to cater for demand. Providing a high quality focus for the Blue Seaway, with a new pavilion bringing together café / kiosk / public facilities, was felt to be a desirable objective. It was also felt that there was scope to provide (either in a combined single building or a standalone dedicated facility) a sport pavilion / clubhouse. This could provide changing for team sports (eg football) and recreation / outdoor pursuits (eg cycling, kite surfing etc.)

The Charrette also considered the landscape setting of the Blue Seaway. There was interest in trying to diminish the impact of the car in the landscape and parkland. To this end there was a suggestion that the current recycling centre could become additional car parking and that the road and parking be downplayed and better integrated along the beachfront, with parking kept to the north of the site. This would help remove the visual intrusion of cars and road engineering paraphernalia from what should be the best vista in Monifieth – looking across the North Sea.



Suggested Next Steps

It is imperative that sports and recreation future requirements at the Blue Seaway are fully understood. Any community facilities at the Blue Seaway need to complement existing and potential 'inland' amenities on the High Street (eg. Invertay House).

The preparation of a landscape strategy to manage the park setting and enhance the integration and access to the beach should be developed. This should dovetail with any proposed new buildings (and the reuse of the recycling centre site) within an overall framework for Blue Seaway.

The Community Sport Hub initiative emerging from the charrette presents an opportunity to combine the existing clubs and facilities into a wider network that has positive implications for facilities on and near the Blue Seaway.



HIGH STREET

HIGH STREET AS EXISTING



The creation of a more accessible high street with more shops, leisure facilities, event space and enterprise opportunities is a key move in the Development Framework. To achieve this objective requires intervention to create continuity, this can be achieved through infill development and environmental improvements to redefine the experience of the High Street. At present, the north side of Monifieth High Street is largely complete with a strong continuing street frontage, populated with shops, housing and community buildings. However, the south side of the high street is considered to be inconsistent and has a much weaker urban edge, stepping back at several points to accommodate a large Tesco, filling station and car park. For consideration, the following images reimagine the main street as a mirror image using the north side in example A and south side in example B. Example A is considered the stronger image and has a closer resemblance to a typical town high street. Therefore the charrette proposes the infill of the existing car park and filling station with shops, business and community facilities, supplemented with housing accommodation to help repair the urban form of the High Street.

HIGH STREET IF BOTH SIDES WERE AS EXISTING NORTH

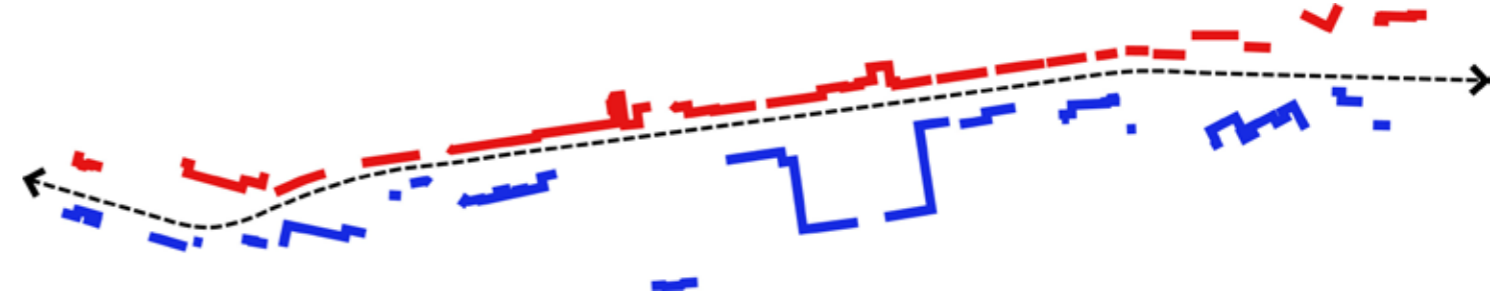
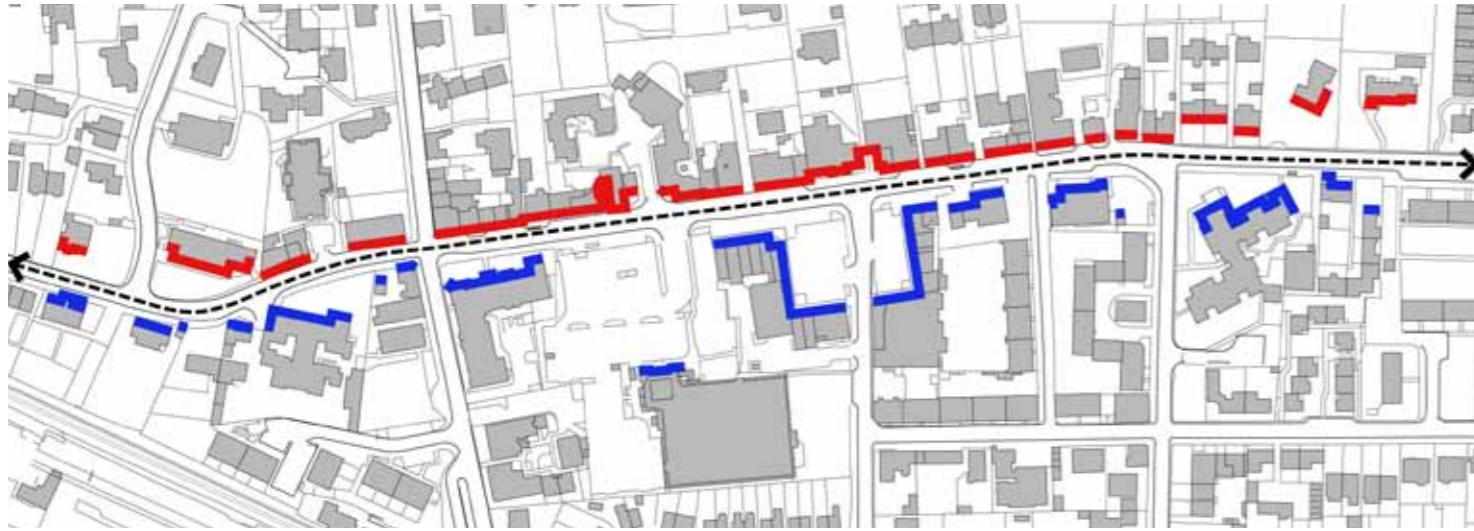


HIGH STREET IF BOTH SIDES WERE AS EXISTING SOUTH



Working with Existing Community Assets: Unlocking Opportunities	✓
Monifieth Community Sports Hub	✓
Business + Enterprise Opportunities	✓
Community: Health & Wellbeing: Pensionable Age Profile & New Residents	✓
Improving Connections: Inviting Network of Routes to Attractions	✓

Priority	High Priority
Timescale	Long Term
Possible Uses	Opportunity to create new town meeting area. Enhance the High street and create a centre for the town.
Action	Develop principles and masterplan for a public square at the high street, creating new housing on the high street whilst maintaining suitable parking facilities for local residents
Delivery	Angus Council,



NORTH WEST (RED) SIDE OF STREET - CONTINUING STREET FRONTAGE
SOUTH EAST (BLUE) SIDE OF STREET - INCONSISTENT/DISCONTINUOUS FRONTAGE



EXISTING FILLING STATION SITE



EXISTING CAR PARK SITE



FILLING STATION SITE: SLOPE FOR INFILL HOUSING DEVELOPMENT TO REPAIR URBAN FORM

VILLAGE SQUARE

EXISTING



To be considered in parallel with the proposed wider High Street improvements, the enhancement of the Public realm by creating a new Town Square is considered a key move in the Development Framework, The proposal to create a village square that would give focus at the centre of the High Street, provide event space and act as a destination was strongly supported throughout the Charrette process. The proposal would be achieved through reorganising the public space with environmental enhancements including integrated car parking.

POSSIBILITY



Aerial View of the Proposed Village Square

- Traffic columns on High Street and Reform Street
- New street trees and platforms/event space



Existing Situation

Ill defined open space dominated by 'T' junction



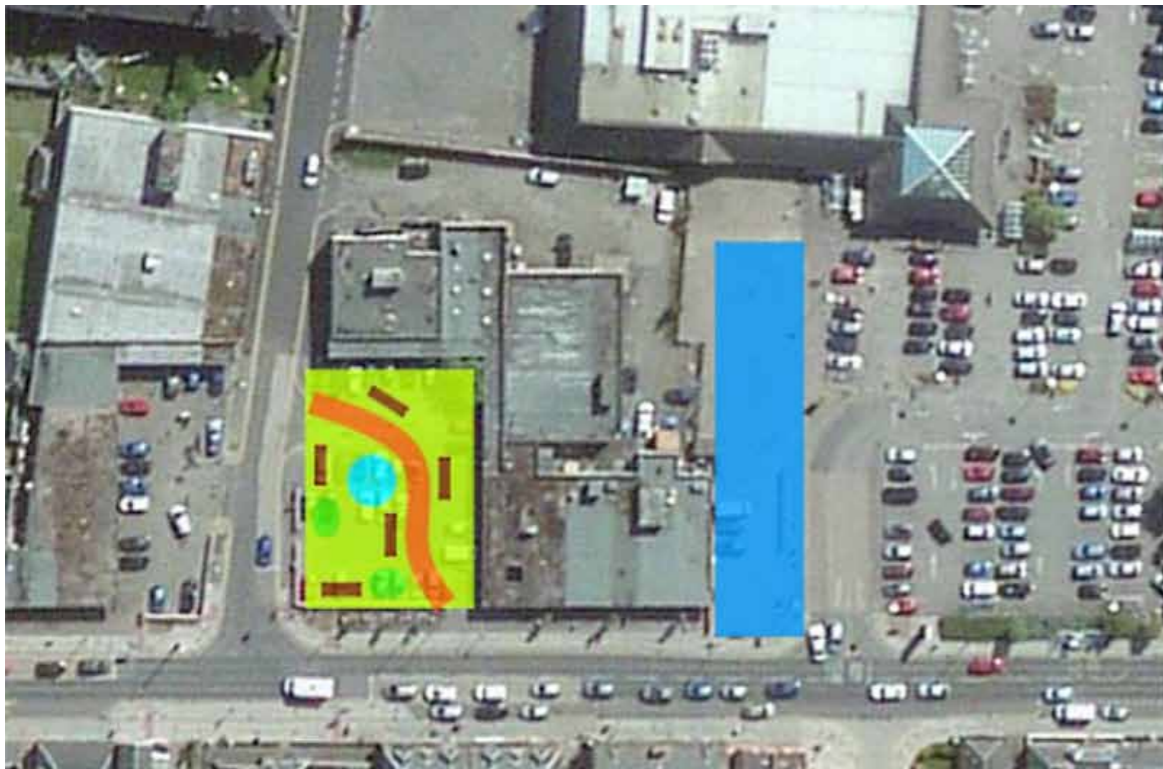
Step 1

Street trees on high street - enhance environment and naturally provide traffic columns



Step 2

Integrate car parking and provide more structured urban square with events spaces



Proposed Urban Square

Posted on Monifieth Charrette Facebook Page by Paul Morgan

A screenshot of a Facebook post. The user is Paul Morgan, who posted on May 20. The text of the post reads: "Ok I'll kick things off with my madcap? idea. A village square with seating, bedding, a small fountain and replicas of the pictish stones found locally. This would mean using the gravelled area in front of Tesco as parking for the existing commercial units. I think there would be protests from these businesses though." Below the text are interaction buttons for Like, Comment, Share, and Message. A reply from Talk Monifieth is visible, dated May 26 at 08:52, welcoming the idea and encouraging community participation.

CASE STUDY - NEW VILLAGE SQUARE

HELENSBURGH TOWN CENTRE PUBLIC REALM

The ambitious regeneration plans for Helensburgh were part of the Argyll and Bute Council CHORD initiative to improve economic activity in the town and enhance the visitor experience. Key aspects included the redesign of Colquhoun Square in the heart of the town centre, and redevelopment of all the principal surrounding streets and the West Bay Esplanade. The project developed progressive traffic management and a sensitive public realm scheme in the town center thus creating a more harmonious relationship between pedestrian movement, public space and the movement of traffic.

The design ethos was to create a town center with attractive, usable and flexible public space thereby supporting community events, festivals and markets.

The creation of an events arena and café quarter within Colquhoun Square, and the enhancement of pedestrian links to the esplanade, utilising one of the earliest street grid structures (dating back to 1803), has been enabled by improving the traffic management in the town centre.

Car parking has been re-organised and width of footways increased, crossing points widened and all streetscape materials will be replaced with high quality stone surfacing.

Local character is reinforced through sensitive design features and enhanced by an arts strategy which takes inspiration from the town's rich and interesting history. The design proposals have been developed in very close consultation with the resident and business community in the town following a range of engagement initiatives including design workshops, futurewalks, an online ideas bank, public exhibitions and extensive on site meetings.



Helensburgh CHORD - Austin-Smith:Lord
After Renovation Works



Helensburgh CHORD - Austin-Smith:Lord
Before Renovation Works









**APPENDIX B - SUB
CONTRACTORS**

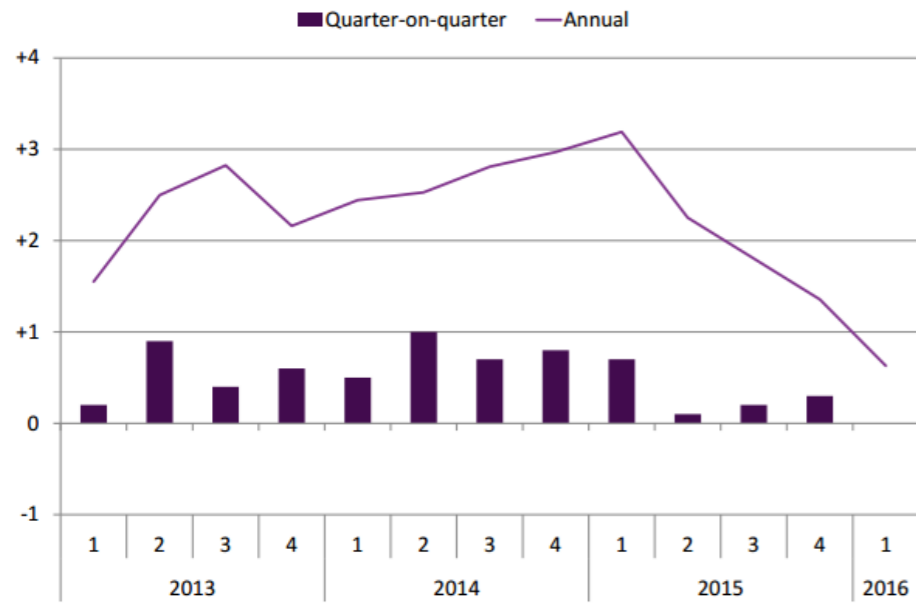
RYDEN: PROPERTY MARKET REPORT

MARKET OVERVIEW

2.1 The Scottish economy slowed during 2015 (Figure 1). Economic activity in Q1 2016 was 0.6% higher than in Q1 2015, although growth during Q1 2016 was flat. During the first quarter of this year the dominant services sector grew by 0.4%, but was held back by the production (-1.2%) and construction (-1.5%) sectors. Ryden's property market experience on the ground in Scotland suggests that a significant proportion of this economic weakness has been due to the contracting oil industry affecting not only the north east but also supply chain and service locations.

2.2 The Brexit vote in June 2016 has added significant uncertainty on top of this already weak growth. Fraser of Allander Institute forecasts a "sharp slowdown" in economic growth due to uncertainty and to the damage to trade and investment prospects. Forecast annual growth is reduced to 0.9% in 2016, 0.5% in 2017 and 0.7% in 2018. Although these forecasts are positive, the prospect of recession is "highly possible". The Institute notes that it is not possible to assess yet whether Brexit will simply reduce economic output for a period, or adversely affect long term economic growth.

Figure 1



Source: Scottish Government

2.3 For the Scottish property market, these uncertainties and slow growth are weighing on the market. Some commercial property deals have progressed unimpeded, while others are on hold and some are subject to downward price negotiations. Some investors in the institutional sector (pension funds and life assurance companies) simply withdrew from the market in response to Brexit, while a clutch of retail funds (property funds which are open to the public) have suspended redemptions.

2.4 Weaker investment demand and possible effects upon occupier decision-making may make development funding more challenging. Compared with the 2008 market crash however, the development industry in Scotland is not highly leveraged nor over-supplied.

2.5 Office markets had strengthened in line with economic recovery since 2013. Glasgow enjoyed an early development cycle with three new speculative buildings now completed and two-thirds let. Aberdeen has substantial new office development reaching a much weaker market, leading to currently high vacancy levels. Edinburgh's office market reached a 15-year high for sales and lettings in 2015/16 and is facing continuing demand from indigenous and new occupiers and contracting supply.

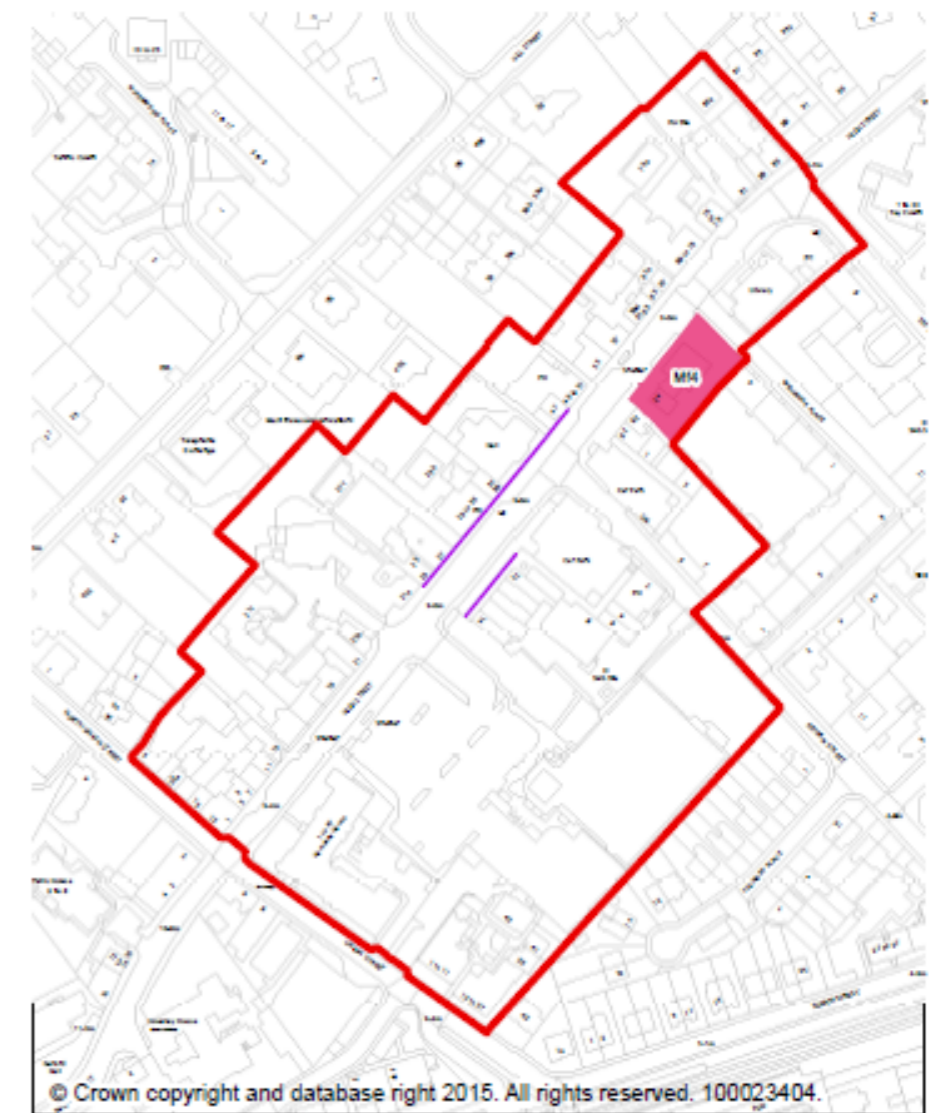
2.6 Strong industrial occupational markets have driven down vacancy rates, particularly for medium-sized units. Speculative development had been emerging, but is now being re-appraised due to the reduction in vacant rates relief from 100% to 10%. In turn, some landlords and owner occupiers are looking to refurbishment of second-hand industrial stock.

2.7 The Scottish Government records a rise of 2.7% in retail sales volumes in Scotland in Q1 2016 compared with the same quarter in 2015. The retail property market remains focused on prime streets, malls and parks, and the leisure sector. This activity is helping to re-energise and expand existing locations rather than driving a new wave of development, other than at the major Edinburgh St James.

2.8 In the residential sector, house prices in Scotland decreased by -2.3% over the 12 month period to Q2 2016, according Registers of Scotland, or by -1.6% annually to Q2 2016 according to the Halifax House Price Index (Markit). Nationwide suggests a slight annual increase of 0.5% (Q2 2016). Meanwhile, loans for house purchases increased by 7% annually (Q1 2016), and since 2008 this was the strongest first quarter in a year for house purchase lending.

Legend	Settlement Statement	Subject Policies
 Core Retail Area		TC18
 Opportunity Site	Mf4	
 Town Centre		TC17-TC19

Central Area Inset Map



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MONIFIETH

3.1 Monifieth town centre is defined by the High Street, with Union Street to the south and Tay Street to the north. Shops are located predominately on High Street and Reform Street. A small range of (local) multiple and independent retailers is present, including Original Factory Shop, Goodfellow & Steven, Ladbrokes, Cats Protection League, Urban Monifieth, McIntosh Interiors, Troup Pharmacy and Vision Right Opticians. The Monifieth Shopping Centre is located off the High Street and has recently been sold to Kilmac (see 3.9 below).

3.2 There has been some evidence of store closures with Monifieth town centre, however these units have soon been re-let giving the town new openings, including:

- Strawberry Fayre hairdressers at 16 Maule Street closed and the unit is now occupied by Vision Right Opticians;
- Ellen King Flowers at 65 High Street has closed and the unit has been relet;
- Be Beau Bridal closed at 22 High Street and Little Miss Daisy (a children’s clothing boutique) opened here in June 2016.

3.3 Supermarkets in Monifieth are: Tesco (Reform Street), Farmfoods (Reform Street) and Co-op (Mortimer Drive/ Milton Mill). Tesco’s previous plans to expand its Monifieth town centre store are understood to no longer be live.

3.4 Ethiebeaton Park (Angus Gateway) is located to the north of the town and across the A92 (Dundee to Arbroath Road). The retail and leisure development comprises a Dobbies Garden Centre, McDonalds restaurant, Brewers Fayre pub/restaurant, Premier Inn hotel and David Lloyd Leisure health and fitness club. Retail units include Shuropody, Cotton Traders and Rectella. Although the location will draw trade from Monifieth it will also have a much larger resident and visitor catchment and is differentiated from the convenience and local shopping provided in Monifieth town centre.

3.5 The town is well occupied and has a high occupancy rate and consequently a low vacancy rate. The south side is however fragmented by occupied sites, gap sites and car parks; this is considered further in the Austin Smith: Lord report. There is only one retail property currently advertised on the market for lease or for sale – 47 High Street, former hairdressers, for sale at £72,000. The Scottish Assessors Association records only one retail vacancy (65 High Street, former Ellen King Flowers which has apparently been re-let). Outside of the town centre at the new-build waterfront residential development Milton Mill (see residential section below), a 145 sq.m. commercial unit is available to let.

3.6 A review of Ryden’s databases confirms that there are no multiple (chain) retailers with a requirement to open a store in Monifieth. New activity in the town centre will therefore be dependent upon the local market and perhaps on any developer-led activity to target retailers or other commercial use.

3.7 There have been only a few recorded retail transactions in Monifieth since January 2010 (Table 1). These indicate less than one formal letting each year, although it is possible that less formal activity such as short term occupation may also happen with smaller premises in the town centre.

Table 1: Monifieth Retail Transactions

Address	Details
42 High Street	Former petrol station, let in May 2014 for use as a car wash
16 Maule Street	Let in March 2015 to Vision Right Ltd. 85 sq.m. at an asking rent of £12,000 pa
65 High Street	30 sq.m. retail unit with an asking rent of £4,250 pa has been let in 2016
22 High Street	70 sq.m. retail unit let to Little Miss Daisy in 2016, asking rent £8,500 pa

3.8 In comparative terms, the High Street is bustling and the very high occupancy rates buck the trend of many comparable small coastal villages across Scotland. Local feedback does however suggest that neighbouring Broughty Ferry can often act as a pull for those wishing to experience a wider offering of independent shops, restaurants and cafes, which Monifieth struggles to compete with at present.

3.9 Research into property transactions within Monifieth also identified the recent purchase of Monifieth Shopping Centre, by Perth based Civil Engineering & Building Contractor Kilmac Construction Ltd. Further discussions with Kilmac’s Acquisitions Director concluded that they are dedicated to the redevelopment of the shopping centre and are very much interested in gathering community opinion on what is best for the site and are entirely open to suggestions, up to and including complete demolition and starting afresh. This demonstrates that Monifieth Town Centre can attract investment, as well as assuring the community that an integral site to the High Street and wider function of the Town Centre has achieved long term commitment from a local developer, who appears to be very active in the surrounding marketplace.

3.10 Registers of Scotland reports that the average price of a residential property in Angus in Q2 2016 was £161,772, an annual rise of 4.5% which is above the national average of -2.3%. The average price of a detached house in Angus was £229,151 (5.8% rise); a semi-detached £161,088 (7.9%); terraced £112,379 (-6.6% fall); and flatted £84,687 (-14.8%).

3.11 According to the Scottish Government there were a total of 129 new build starts in Angus during 2015, of these 105 were in the private sector, with 24 in the social sector.

3.12 The housebuilding market in Monifieth is active and includes the following notable developments:

3.12.1 Miller Homes is developing Ashludie Grange on the site of the former Ashludie Hospital. The current phase will comprise around 113 three, four and five-bedroomed detached homes, with prices for a four-bedroomed home from £269,995 and five-bedroomed from £331,995. Redevelopment of the hospital buildings forms part of a later phase. An additional 43 affordable homes are to be built on the Ashludie Grange site.

3.12.2 H & H Properties Ltd have developed Milton Mill on the waterfront : Phase 1 comprises 17 two-bedroom luxury flats; Phase 2 comprises 24 apartments from two-bedroom open-plan flats to four- bedroom duplexes; the third and final phase has recently been released and comprises 16 two and three-bedroomed apartments. Available two-bedroom apartments are priced at £310,000 and £330,000.

3.12.3 Taylor Wimpey has Planning Permission in Principle for 332 new homes (including 25% affordable homes) at The Grange, Victoria Street which will comprise two, three and four and five-bedroomed homes.

3.13 The office market in Monifieth is very small. Offices in the town centre are typically located in units with retail frontage and period buildings. Occupiers comprises mainly solicitors, financial services and Angus Council. No offices are recorded as being available in the town, but the Scottish Assessors Association notes two vacant premises. No formal office transactions have been recorded recently in the town centre.

3.14 The industrial market in Monifieth is also very limited. Those industrial uses which do operate from the town are typically trades such as joiners and car workshops, and are located outwith the town centre. No industrial properties are recorded as being available in Monifieth and likewise no recent transactions have been recorded.

3.15 Monifieth town centre has a small selection of leisure facilities, comprising an Italian restaurant, a Thai restaurant, two cafes, and two pubs. In addition restaurant and pub facilities are available at Ethiebeaton Park and within local hotels. Alongwith the Premier Inn at Ethiebeaton Park on the outskirts, the town also has smaller private facilities at The Panmure Hotel (13 bedrooms); The Milton Inn (4 bedrooms) and Ashlea Manor guest house (5 bedrooms).

3.16 The town centre leisure sector also includes Monifieth Theatre at 72 High Street, which is run by Monifieth Amateur Dramatics. Formerly the home of the Royal British Legion, the theatre was opened in 2010.

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