

MIDSTEPPLE

QUARTER

A Blueprint for the heart of Dumfries

Revitalising Dumfries town centre through
innovative community-led, development

MIDSTEEPLE
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Contents

Vision	2
Foundation	4
Place & Need	6
Impact	9
Masterplan	14
Project Delivery	20
Phasing	26
Funding	34



The Midsteeples Quarter Project will see the local community take control of a group of underused and neglected High Street buildings and refurbish these as a contemporary living, working, socialising, learning and enterprising quarter - a new beating heart for a more diverse town centre and a catalyst for a thriving and resilient future Dumfries.



Vision

The current economics of the town centre presents a unique opportunity to gather prominent High Street properties into community ownership and position the community to drive a localised economic model locking inclusive prosperity into Dumfries as the regional capital, for generations. This will enhance the town's performance at a local, regional and national level.

To revitalise the heart of Dumfries through community ownership and enterprise.

The Midsteeple Quarter project will create over 60 new homes and 50 new commercial spaces in a new neighbourhood, sheltered within a town block, which will become home to, in the region of, 200 people. This will be a vibrant and sustainable quarter with a new and resilient approach to town centre development that:

- is diverse, adaptable and driven by community needs, aspiration and enterprise.
- recognises and respects the environment.
- profiles the importance of Scotland's towns and places.



A new High Street neighbourhood sheltered within a town block

Foundation

The Midsteple Quarter Project evolved from a consensus amongst local people, businesses, groups and agencies that a more diverse town centre is a priority for a 'future Dumfries'. The town centre should be a vibrant district with a growing population and a mix of new businesses, shops, culture, leisure and services.

Intensive community consultation led by The Stove Network and other local groups identified a desire to bring empty property back into use for housing and enterprise. The focus fell upon a stretch of Dumfries High Street, adjacent to the Midsteple, where almost all the properties had been empty or disused for some time. Many were significantly decayed as a result of neglect by absentee owners.

The Stove Network runs a public arts and community facility on Dumfries High Street. It operates as a social enterprise with a turnover of £500,000+ and employs in the region of 30 people on regular contracts. The Stove has done much to bring vibrancy back to the centre of the town – it has inspired community confidence and built mature working partnerships with the Dumfries and Galloway Council and other local and national agencies such as South of Scotland Enterprise, in support of the community-led regeneration of Dumfries.

The town centre is now home to a thriving creative economy which is creating a demand for space and services. This creative vibrancy will shape the character of the Midsteple Quarter for people working in the town, residents and visitors. Ultimately it will enhance Dumfries as a place in its own right, recognising the town's role in Scotland's future.



In 2017, The Stove Network helped found **Dumfries High Street Limited (DHSL)**. DHSL is a fully independent organisation which trades as Midsteple Quarter - a community-led property development company that will lead on delivery of this Blueprint. Voting membership of DHSL is aligned to the DG1 and DG2 postcode areas covering the whole of Dumfries, with associate membership available to others. DHSL members annually elect a Board to direct the project, they employ a project team for day to day delivery.



Place & Need

The Midsteeples Quarter site is located in the centre of Dumfries, adjacent to the Category A Listed Midsteeples building. The site covers a block of the original town plan, with main building frontages to the High Street.

The site contains a number of listed buildings and historic closes, although some of these routes have been blocked over the years by backland development, where floorspace has often been extended to cover most or all of the plot. Many of the properties are in poor condition.

Over a period of several decades, mainstream market retail and related commercial property market dynamics have led to vacant ground floor units and unused upper floors. There have been some obvious negative impacts on the town centre through empty shop units and declining buildings.

Over this same period, private sector funding has not been attracted to invest in Dumfries town centre housing. Dumfries has one of the lowest levels of residential living of any High Street in Scotland. Published data indicates that this is one of the most deprived areas both in Dumfries and Galloway and in Scotland. (Dumfries Central is one of top 10% datazones in Scottish Index of Multiple Deprivation 2016)

“The best footfall is the residential kind, for people who live in town centres will not only use shops and institutions but will care for its safety and security in the evenings and at night”
- National Review of Town Centres

“Rental values for both office and industrial property are low compared to the build costs for new development leaving a viability gap in development appraisals. As a result, speculative development is unlikely to happen despite demand. Projections of market demand for the periods 2017-22 and 2022-2027 suggests that around 35,000m² of sites or new/refurbished employment buildings will be required to meet market demand.”

- DG Council

Dumfries has a population of 40,000 people and is the county town and gateway to a region with a population 150,000. It has fine historic buildings, a river setting and extraordinary history and culture.



Vacant buildings in Midsteeples Quarter



Vision of Mixed residential and commercial town centre



A CAPITAL
LIVE
WORK
PLAY
ENTERPRISE
INNOVATION
CULTURE

Impact

The Midsteeple Quarter Project will help create the conditions for Dumfries to once more take its place as the 'Queen of the South': a vibrant capital for the Dumfries and Galloway region.

"Dumfries will be a great place to live, work and play in: a vibrant community that welcomes newcomers and visitors. It will be alive with enterprise and innovation – new ideas will flourish and the economy will be sustainable and benefit the wellbeing and prosperity of everyone in the local community.

The town will offer a mix of shops, food and drink, workplaces, services and leisure. It will be easy to get around: accessible for all ages, abilities and backgrounds. It will be family friendly, intergenerational and diverse. It's beautiful open spaces will come to life, with the River Nith as the jewel in the crown.

The rich history and culture of the town will flourish, telling the story of this unique place from national bard Robert Burns, to amazing contemporary artists and creative people. A growing programme of festivals, events and markets will continue to prosper."

- Dumfries Partnership Action Group 'Future Dumfries Vision'

The Midsteeple Quarter project builds on existing networks in the creative/cultural and community sectors of Dumfries and Galloway. As it grows, it will inspire others across the region and beyond, to grow sustainable communities, through innovation and social enterprise.

Success Factors	Activities	Enablers	Outputs	Outcomes
Strong leadership & partnership working	Strengthening capability in MSQ Developing DPAG Links with key stakeholders	ScotGov community empowerment legislation, policies and funding	<ul style="list-style-type: none"> • People feel empowered to improve their area, maximising local assets • Communities and people are protected and feel safe 	Revitalised heart of Dumfries through innovative community-asset based development
Communities first	Mixed tenure housing for young and older people. Mostly in community ownership	D&G housing strategy ScotGov community-led and social housing funding streams	<ul style="list-style-type: none"> • High occupancy rates • More people living in the town centre • Increased footfall • Reduced crime rates 	The right affordable housing options with availability and quality of housing
Holistic development	Agreed Vision and Masterplan for Midsteeple Quarter	ScotGov Regeneration funding + SoSE + Private investment	<ul style="list-style-type: none"> • Improved attitude for perceived quality of town centre • Wider demographic using the town centre at different times of day 	Communities are places where people want to live, work and invest
Quality of place	Regeneration of neglected buildings Creation of new public realm within Midsteeple Quarter	Dumfries Town Centre Action Plan Dumfries CARS (both pending)	<ul style="list-style-type: none"> • Reduced number of vacant units • Preserve heritage and built environments • Improved attractiveness • Increase in visitors 	Well-planned neighbourhoods and local areas, with accessible facilities and amenities
Economic strategy integration	Space for Micro-enterprises. Links to other priority areas - Whitesands, Crichton	SoSE, SDS Business Gateway and education providers. Digital connectivity	<ul style="list-style-type: none"> • Increased number of jobs • Increased participants in work based training • Increased advice requests for business support • Increased number of start-ups 	A strong micro economy providing access to jobs and business support - a business for growth ecosystem
Low carbon strategy delivery	Feasibility for low carbon district heating/energy scheme	ScotGov low carbon strategy	<ul style="list-style-type: none"> • Energy-efficient homes and enterprise spaces by innovative low grade heat 	Delivery of low-carbon homes and building
Funding streams	Grant and social funding. Innovative TCIM for private investment	Community Bonds. Private funding. Private investment	<ul style="list-style-type: none"> • Increased private investment in redevelopment and refurbishing 	A collaborative place-based impact investment in Midsteeple Quarter

The Economic Case

Improvements in place and perception of place in town centres have been extensively researched and demonstrated to deliver 25 – 40% increases in footfall,¹ reversing the trend for falling footfall and declining prosperity on the High Street.

Improved urban places have been demonstrated² to deliver economic “place value”. There is a clear link from the evidence on place value to the sorts of qualities that enhance or detract from that value. The Architectural Masterplan for MSQ delivers on many of the required and aspirational qualities that deliver high value.

By providing 50 new commercial spaces for micro-enterprise in the centre of Dumfries, MSQ will assist its stakeholders to create 25 new start ups and assist 25 other businesses to become more productive, creating and retaining 75 FTE jobs in the town centre. These jobs are forecast to deliver a GVA of £37,000 per FTE per year, twice the average for Dumfries and Galloway as a whole, reflecting a national trend for the productivity of urban against rural jobs.³

These benefits also sit across different spatial levels: there is a significant local impact and the benefits will be felt through the region. Ultimately these will contribute to the wider performance and success of Scotland, giving opportunities for individuals to grow and learn, whilst creating a supportive environment for businesses across the region and beyond, and servicing many of Scotland’s key sectors.

¹ The Pedestrian Pound: the business case for better streets and places, Just Economics, 2013
² 2018-June-12-Journal-of-Urban-Design-Place-value-place-quality-and-its-impact_MC
³ The Pedestrian Pound: the business case for better streets and places, Just Economics, 2013





Climate Change and Energy

Midsteeples Quarter will deliver this vision in a way that is sympathetic to the climate and the environment.

By creating a mixed use, multi-generational neighbourhood, the Project makes best use of existing infrastructure, bringing people closer to services and facilities. New and refurbished buildings will bring sustainable construction and energy-efficiency to the Midsteeples Quarter. Integrated town centre living will reduce private car use.

An aspiration for the project is to examine the potential for geothermal energy in the supply of district heating. The geology of Dumfries is unusual in that it is located on a hot aquifer and this has potential to provide an energy source for the town.

A Low Carbon Heating Options Study has recently been undertaken for Midsteeples Quarter by Natural Power. It is hoped that a proposal for a viable district heating solution can be brought forward in due course working with key partners. The opportunity to collaborate can drive success for Midsteeples Quarter.



Midsteeples Quarter Masterplan

A Masterplan has been produced by ARPL Architects to guide the regeneration of the Midsteeples Quarter Site. Dumfries and Galloway Council adopted the document as Supplementary Guidance for the Local Development Plan in November 2019.

The Masterplan is founded on three Key Principles:

- The local community taking the lead on redevelopment
- Repopulating the town centre by creating high-quality affordable housing on upper floors
- Dynamic, engaging street level activity supporting a mixed and vibrant local economy

These Key Principles will deliver a Midsteeples Quarter neighbourhood which is characterised by:

- Attractive, high-quality residential accommodation for rent
- Affordable retail and commercial spaces for independent businesses
- Flexible and accessible working, learning and community spaces

A broad indication of construction costs has also been prepared, using recent cost estimates for emerging development proposals as a benchmark. A total Project cost of £25-30m is envisaged. The completed regeneration may provide 65-70 homes and around 50 units for other uses, mainly on ground floors.



Street level plan showing 50 commercial units, re-opened Closes and public spaces. Residential units are on upper floors above – see page 16.



A vibrant and sustainable quarter with a new and resilient approach to town centre development.

An improved physical environment should be established throughout the backland areas, with enhanced daylighting, privacy, outlook, solar gain, open spaces, public realm and accessibility.

Successful regeneration is **holistic**, bringing together people, place and prosperity. The Masterplan proposes increased housing in town centre living, enhanced public realm, economic activity and jobs.

Safety and quality of place were clear issues for consultees. The Midsteple Quarter Blueprint's focus on town centre living will produce a sense of safety and reduce crime; town centre living and activity creates "passive surveillance" through people's presence.

Economic strategy and development are central to the Vision, which links to wider economic strategies by providing much-needed quality micro-enterprise space into the heart of Dumfries, partnering with SoSE and Dumfries and Galloway Council to create jobs and a vibrant economy in the centre of an accessible regional hub.

Bringing life to the Closes with activity at ground floor level and high quality living accommodation with windows or balconies at upper levels.

UPPER FLOOR RESIDENTIAL



PUBLIC FACING ACTIVITY

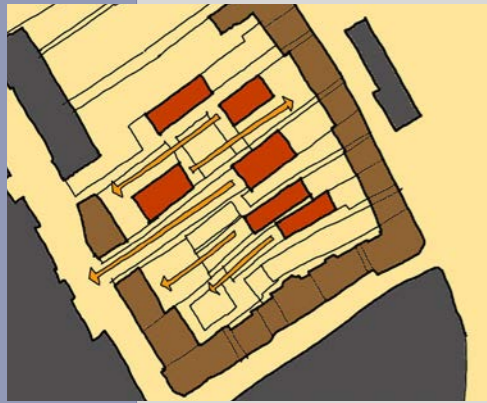
Viably-sized retail/public facing spaces adjacent to the High Street

FLEXIBLE MULTI USE ACTIVITY

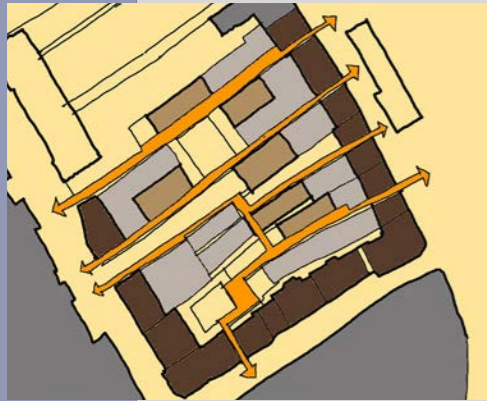
Intermediate 'risk' spaces, affordable for new ventures and third sector activity, nurturing financially viable enterprise as the prosperity of the town centre improves

SMALL BUSINESS/MAKER SPACES

Innovative uses of the ends of the backland plots, to stimulate secondary activity in the zone behind the High Street



New living spaces



Re-open closes



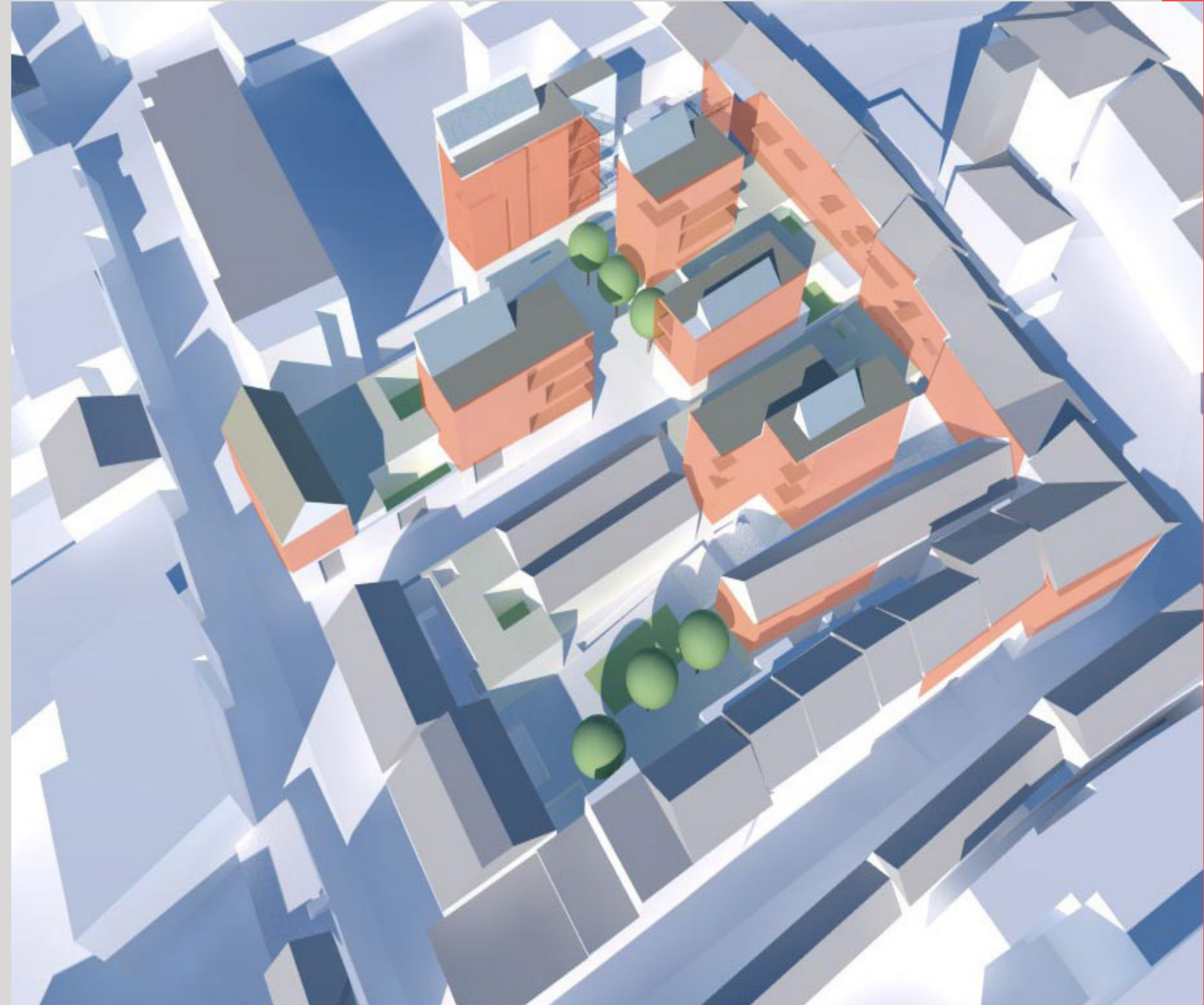
Green and private space

The founding principle of Midsteep Quarter is to provide high quality rented accommodation which is held within community ownership.

As the financial model progresses, the project structure is flexible enough to provide a range of house types, sizes and tenures. Midsteep Quarter will support the creation of a mixed, multi-generational and inclusive community.

The linear pattern of closes and buildings should be re-established over time. The backland areas provide all the necessary capacity to bring a new range of users to Dumfries town centre and re-establish town centre living. Again, some demolition and alterations will be required to provide opportunities for new enterprise, community and business uses on ground floors, with housing above.

In some cases, general repairs and upgrading will be required. Other buildings require significant alteration. Some partial demolition and/or facade retention will be required, where necessary and appropriate. New active uses will face the High Street, typically with housing above.



Red indicates new housing units creating town centre homes for 200 people

Project Delivery

Delivering The Vision

The Midsteeple Quarter Project draws on evidence and best practice, putting into place key success factors for designing and delivering regeneration. Delivering the Midsteeple Quarter vision requires an integrated, collaborative and participative approach across the third, public, and private sectors and demonstrates a clear example of the Place Principle, where:

- people, location and resources combine to create a sense of identity and purpose
- a joined-up, collaborative, and participative approach to services, land and buildings, across all sectors within a place, enables better outcomes for people and communities

Delivering the Place Principle in Midsteeple Quarter requires key success factors to be in place, as identified by the Scottish Government's "Achieving a Sustainable Future: Regeneration Strategy". These are being delivered through the Midsteeple Quarter Community Benefit Society.

Regeneration requires strong leadership. The driver for this is a community-led group, based in the Dumfries town centre, which has developed the Blueprint through effective partnership working across the private, public and third sectors, pulling together a range of stakeholders and desired outcomes.





VISION COMMUNITY REGENERATE ACCESS SOCIAL COLLABORATE SUSTAINABLE

This Blueprint puts communities first. The evidence of community needs and benefits from a regenerated Midsteepie Quarter are based on extensive community engagement and the proposals are community-led.

The Midsteepie Quarter Community Benefit Society is a founder member of the Dumfries Partnership Action Group which is developing a shared vision and economic masterplan for the sustainable and long-term regeneration of the town centre, creating opportunities for one of the most deprived populations in Scotland.

The Midsteepie Quarter vision challenges current public funding streams which struggle to deliver across multiple objectives. It seeks innovative solutions to address market failure, accessing and targeting social and private funding into the regeneration of neglected and under-used assets.

A phased approach is required, first through public sector funding and social loans, followed by increased private sector investment as regeneration succeeds in reducing risk. The Midsteepie Quarter will require a funding approach similar to a "Town Centre Investment Management" model to overcome fragmented ownership and enable adaptation through asset management.

The project will progress through community purchase of sites and buildings within the Midsteepie Quarter. Delivery is led by the dedicated project vehicle, Dumfries High Street Ltd (DHSL), a community benefit society established in 2017 and registered with the Financial Conduct Authority.



DHSL trades as Midsteeples Quarter, with a stated purpose of helping to shape a prosperous, compassionate and vibrant Dumfries town centre for the future. It has an elected board and, currently, 400 members.

It is envisaged that the project may take up to 15 years to achieve full delivery. Assessment of the plots within the site has been undertaken to provide an indication of capacity for housing, retail, enterprise, workshop, cultural, community and other spaces.

Plot	Homes	Units	Cost (£m)
1	6	6	2.8
2	20	10	7.5
3	10	6	4.1
4	2	3	1.8
5/6	12	5	4.2
7	4	3	2.0
8	8	9	1.0
9	2	4	1.0
10	2	3	1.0
Total	66	49	25.4

Phasing

A preliminary Phasing Plan has been developed, showing:

Phase 1 : The Oven Project

Phase 2 : Purchase and 'meanwhile use' of other High Street Frontages and Backland

Phase 3 : Development of High Street Frontages and Backland

Phase 4 : Bank Street/Corner of Irish Street

Phase 5 : Irish Street

Phase 1 - The Oven

Midsteple Quarter is at an advanced stage of design and planning for Phase 1 of the project, known as The Oven. Midsteple Quarter took ownership of 135-137 High Street through a community asset transfer from Dumfries and Galloway Council in November 2018. The building has been used by Midsteple Quarter since 2018 as a pop-up shop, exhibition and events space.



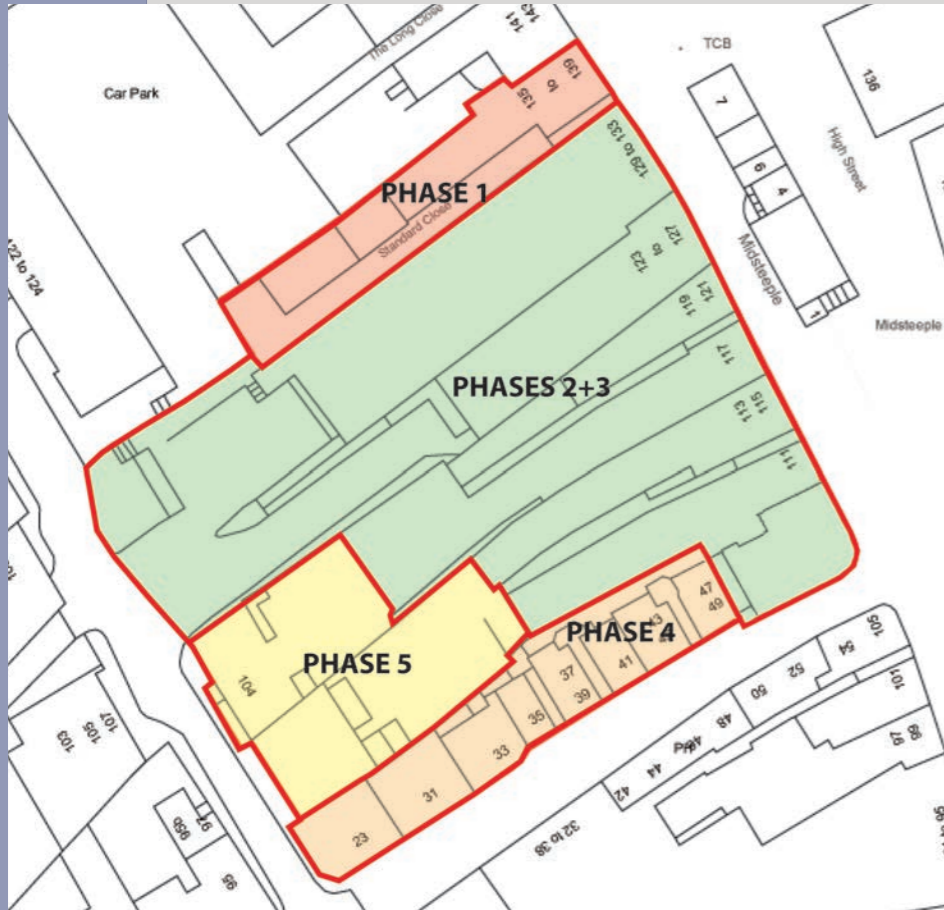
Midsteple Quarter aims to achieve change and build a track record as soon as possible. Delivery of The Oven is the key to this, as it will bring much-needed momentum and build confidence amongst funders, investors and occupiers.

Feasibility work has taken development proposals through architectural design, community engagement and business planning, in discussion with the Council and other public agencies. A full planning application for The Oven project was submitted in December 2019. A development contract start is planned for 2020, with completion early in 2022.

The proposals provide a range of flexible business, cultural and community spaces on the ground and first floors, with 6 affordable homes to the rear of the plot and upper floors. The existing High Street building facade is retained.

The development funding model brings together £2.85m of investment from a number of public sources and grant bodies, including Dumfries and Galloway Council's Town Centre Capital Fund, SoSEP, the Scottish Government's Regeneration Capital Grant Fund, The Hollywood Trust and other commercial and community funding streams.





Phase 2

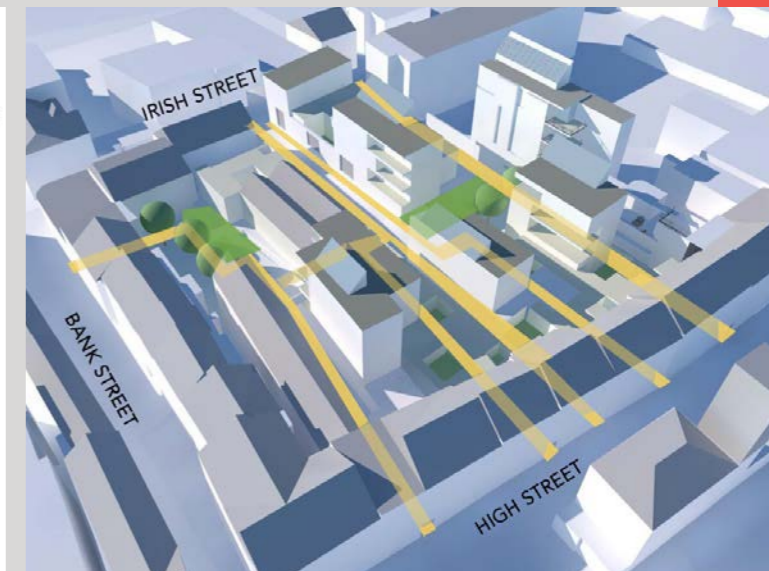
The remaining High Street frontage buildings and backland areas form a broad Phase 2 area. Within this zone, Midsteeples Quarter will work with public sector partners, community empowerment legislation and funding from private and public sources to take ownership of the 7 High Street buildings between 107 High Street and 129-133 High Street.

On taking ownership, Midsteeples Quarter will bring buildings back to immediate life on the High Street through innovative meanwhile uses, working in partnership with local businesses, third sector groups and community initiatives. This 'meanwhile' phase will allow the necessary planning, design and partnership stages for full redevelopment of the other High Street buildings and their Backlands in Phase 3. The Oven is already providing a model for this approach.

Phase 3

Phase 3 has to retain significant flexibility to develop Phase 2+3 area of High Street frontages and Backland areas. Pace of development will be shaped by the availability of finance and planning will accommodate both wholesale and piecemeal re-development. A more detailed programme for development will be shaped in due course. However, Midsteeples Quarter has completed feasibility work on a potential next stage of development at 113-115 and 117-119 High Street. A similar format to The Oven is envisaged, with commercial and community uses at ground floor and housing behind and above.

The initial Feasibility Study and Business Plan for this development were completed in November 2019. This will inform ongoing discussion with the current building owners regarding purchase of the buildings and site. Feasibility work has involved review of The Oven project, ensuring that useful lessons are learned and known issues addressed at the outset. It is anticipated that the funding model will be somewhat different to The Oven and appropriate to the evolving Midsteeples Quarter Project.





Phase 4

The properties fronting Bank Street and the corner of Irish Street form an identifiable group of smaller buildings within the Phase 4 area.

Many of these buildings are in use, at least on the ground floor. They are mainly separately owned. In some cases, owners may bring forward improvements over the early period of the project - they will be encouraged to do so by Midsteeple Quarter. In particular, there may be opportunities to return upper floors to housing use.

Community ownership of these buildings is not a priority for the project, however if opportunities arise then Midsteeple Quarter may act to bring buildings into community ownership.

Phase 5

The buildings fronting Irish Street form a Phase 5 area for the Project. This zone has a public frontage with lower footfall. It is not the priority for action at present but opportunities will be considered as they arise.

Partnership and Collaboration

The primary focus for Midsteeple Quarter is community ownership and redevelopment of buildings and plots within the site. Data gathering continues in order to confirm the pattern of building and land ownership.

Midsteeple Quarter recognises that some property owners and occupiers are already making a valuable contribution towards the vitality of the town centre. Encouraging positive activity and investment from others can help to build momentum at the site and engagement is taking place to build relationships.

The Masterplan approach embraces the principle that there may be ownership, legal and physical considerations in established urban sites, where a collaborative or partnership approach might be beneficial to all parties. Appropriate dialogue and action with other owners and occupiers in the Midsteeple Quarter site will be pursued.



Governance and Delivery

Midsteeples Quarter is the trading name for Dumfries High Street Limited, a Community Benefit Society. This organisational structure allows Midsteeples Quarter to encourage community membership and ownership while continuing to act for the wider community benefit. It also enables trade for-profit while remaining eligible for many grant funding streams and creates a mechanism for socially-minded investors to provide funding, whilst capping profit distribution and returns to investors. As a trading entity limited by shares, Midsteeples Quarter is able to enter into partnerships and joint ventures which help to deliver their aims.

The Midsteeples Quarter Board includes individuals from a wide range of professional backgrounds including housing, surveying, legal, public health and town planning, in addition to people with creative, business, fundraising and community development skills and experience. The Board has in place measures to review its breadth of skills and ensure continuity.

The MSQ Board comprises individuals elected at each AGM and the Board directs the project on behalf of the membership. The project is governed by the board, led by the MSQ Project Manager who manages a small administrative support team and directs an Employers Agent/Clerk of Works to the completion of individual building contracts. The project team will negotiate management contracts for housing and leases for the other properties (with appropriate support for partnership delivery in spaces where Midsteeples Quarter retains an operational stake).

Governance structures will continue to be reviewed as the project evolves. Governance must be fit for purpose for the functions being delivered, and alternative governance or legal entities may be required for evolving ownership, funding, and partnership projects.



Funding

Delivery of the full Midsteeples Project ambitions will require significant funding over an extended period. In due course, there may be scope to structure strategic funding arrangements which can be applied to a number of phases. However, the initial phases of the project will require dedicated funding arrangements which are shaped to suit their specific requirements and viability considerations.

Phase 1 of the Midsteeples Quarter project, The Oven, is planned to be funded from a mixture of grants available to communities and loan funding – the latter from established social lenders such as Triodos and from more innovative models including Community Bonds. It is anticipated that further developments will seek a wider funding model including private investors.

One of the key success factors for the Midsteeples Quarter Project will be bringing together development partnerships which have access to different sources of funding.

As a community-led project, Midsteeples Quarter can access Scottish Land Fund (SLF) monies for land and asset purchase; a critical stage where whole-site development is proposed. SLF have strict criteria where assets are purchased by communities for housing, including that the site must remain in community ownership with sale permitted only in a limited range of circumstances.

Communities in rural areas can access the Rural Housing Fund; this is not available to communities in urban areas such as Dumfries. Mainstream Social Housing Funds are available to the Council and its partner housing associations through a three-year application to the Scottish Government, but are not usually available to community bodies. Midsteeples Quarter and Dumfries & Galloway Small Communities Housing Trust are seeking a more flexible approach to mainstream housing funding through discussions with the Scottish Government.



Councils in other areas of Scotland have used joint investment vehicles such as Town Centre Investment Models to bring partnerships together including private investors, and this type of model will be considered by Midsteeples Quarter for Phase 2 where community ownership may otherwise preclude mainstream housing sources funding a private investment.

This may be further enabled by the proposals for the Scottish National Investment Bank and its fore-runner, the Building Scotland Fund. These institutions are set up to deliver mission-orientated lending. The Building Scotland Fund is open to application and includes in its objectives, unlocking housing development across all tenures, although at commercial rates. Building Scotland Fund partners include the Scottish Government, Scottish Enterprise, the Scottish Funding Council and the Scottish Futures Trust, and this funding is already being used to support housing developments and urban centre regeneration in large urban centres in Scotland.

The Borderlands Growth Deal may also open a possibility for investment. In other regions the additional social and economic benefits from town centre regeneration assisted by town centre living have allowed Councils to invest in higher-cost redevelopment sites in town centres. The Borderlands Growth Deal will require investment allocation and agreement across 5 local authority areas, and each will have local priorities for investment. "Quality of Place" is one of the key themes of the Growth Deal:

"There is a need to repurpose town centres in order that they provide significant economic, social and environmental benefits for their local areas, the Borderlands Region and the national economy and that they have a sustainable future and are adaptable to change".



"Fragmented ownership also encourages short-termism, a focus on immediate investment outcomes, and without regard for wider impacts; it disables joined-up thinking and action. It prevents adaptation being delivered."

One of the key barriers facing town centre regeneration is fragmented property ownership. Pooling of asset ownership gives more control, enabling implementation of the required degree of change through asset management. Pooling can be achieved by voluntary pooling by existing owners, acquisition of assets or, in the last resort, compulsory acquisition. Pooling enables the physical adaptation of assets, the curation of the occupier mix and the more effective marketing of the destination, facilitated by assets being managed as part of a single entity. The importance of pooled community ownership is highlighted in the Architectural Masterplan that forms part of the supplementary guidance to the Dumfries and Galloway Local Development Plan. DG Council is supporting Midsteeples Quarter secure the additional assets required, and Midsteeples Quarter is in negotiation with building owners.

For this to be effective it is not necessary to change ownership. Pooling through a Town Centre Investment Vehicle enables multi-stakeholder partnerships to invest in agreed change. The key to ensuring community-led development is that the MSQ Community Benefit Society leads the Vision, and is a key investor in the Investment Vehicle through, for example, Community Bonds.

Table of Measurable Outputs	Dumfries High St.	
	Now	Completion of MSQ
People feel empowered to improve their area ¹ - no. of members of MSQ	400	800
Communities and people are protected and feel safe ²	39%	60%
More people living in the High Street³		
Total addresses on the High St.	134	244
Retail addresses	72	92
Office addresses	49	79
Community bodies	1	6
Residential addresses	11	71
Number of residents	4	200
Increased footfall ⁴	TBC	25% increase
Reduced crime rates ⁵	TBC	15% decrease
Improved attitude for perceived quality of town centre - perceived as "poor" ⁶	51%	25%
Wider demographic using the town centre at different times of day ⁷	TBC	TBC
Reduced number of vacant units ⁸	5,000m ²	500m ²
Preserve heritage and built environment	0	8
Creation of new and refurbished space	0m ²	8,000m ²
Improved attractiveness of town centre ⁹	TBC	50% increase
Visitors into town centre ⁹	TBC	25% increase
Increased number of FTE jobs ¹⁰	0	37.5
Increased number of start ups ¹⁰	0	25
Increased advice requests for business support ¹⁰	0	25
Increased participants in work based training ¹⁰	0	60
Gross Value Added per FTE job ¹¹		£37,000
Carbon reduction targets ¹² - low carbon housing and units in Town Centre and carbon saving	0	12 & 5 24 tonnes per year

Monitoring

Midsteeple Quarter will (annually) evaluate the success of each phase of the development and its wider work.

Regular liaison will be undertaken with key public agencies, including the Scottish Government, Dumfries and Galloway Council and SoSE to ensure that monitoring and review procedures meet their requirements as potential support and funding partners.

A monitoring matrix has been created to enable key indicators and outcomes to be understood and appropriate responses to be devised. This will be expanded and reviewed annually by Midsteeple Quarter.

- 1 DGC Outcome Agreement Outcome 8
- 2 DGC Outcome Agreement Outcome 6. Feel safe "=> would consider living on the High Street". Source: 2017 Community consultation.
- 3 DGC Outcome Agreement Outcome 4. Source <https://www.ordnancesurvey.co.uk/business-government/sectors/public-sector/high-streets>
- 4 TBC Dumfries Partnership Action Group are commissioning baseline survey information on town centre - early 2020
- 5 TBC Dumfries Partnership Action Group are commissioning baseline survey information on town centre - early 2020
- 6 2015 DGC Retail study
- 7 Town centre surveys
- 8 Dumfries Partnership Action Group 2019
- 9 Town centre surveys: respondents who say the centre is an "attractive place to visit"
- 10 The Oven business plan
- 11 <https://www.centreforcities.org/reader/cities-outlook-2018/city-monitor/> ; Note: Approx twice the regional GVA £18,604 <https://www.ons.gov.uk/economy/grossvalueaddedgva/bulletins/regionalgrossvalueaddedbalanceduk/1998to2017#interactive-map-gross-value-added-gva-per-head-for-nuts3-local-areas-1998-to-2017>
- 12 Low Carbon Heat Options Assessment Report 2019

Engagement and Community Involvement

Midsteeple Quarter will continue to engage widely with local and national agencies, the community, local businesses, potential investors and others to raise awareness, align interests and shape its approach. It will participate fully in the evolving Dumfries Partnership Action Group, and work closely with DG Council and others to support town centre vitality.

Working in conjunction with The Stove Network, an intensive programme of membership and wider community engagement has been undertaken by Midsteeple Quarter. This will continue, the Project is firmly rooted in the community and exists to meet the aspirations of local people and its membership.

The Project will be most successful where the community, local businesses and all town centre users are engaged. Midsteeple Quarter and The Stove Network have had significant success to date in raising the profile of the Project through media and information campaigns. As an illustration, a 2019 crowd funding campaign for the potential purchase of the phase 2 buildings raised approximately £80,000 in 2 weeks.



“Our town is a place where the gifts and talents of each citizen are honoured and supported”

- Dumfries People’s Charter 2014

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