





# Introduction

The Council agreed in February 2013 to invest £1 million over the next 7 years in the village and small town centre initiative which will improve main streets across Clackmannanshire. It was agreed that Sauchie would be the first recipient of this initiative. This compliments existing programmes including the Streetscape Programme and Environmental Improvement Fund.

Since February, officers have been looking at ways to maximise the existing budget and leverage external funding opportunities.

The Council has carried out an option appraisal of Main Street, Sauchie, looking at the housing areas, shops and landscaped areas.

Option appraisal is a technique for setting objectives, creating and reviewing options and analysing their relative costs and benefits. Option appraisal should help develop a value for money solution that meets the objectives of the project.

The aim of this project is to improve the environment of Main Street, Sauchie, for the people who live and work in this area.

The appraisal identified that the planted areas and access to the shops in the Main Street are particularly in need of improvement. The proposals contained in this document aim to invigorate the Main Street with attractive and improved housing, shops and landscaped areas.



## Analysis of the Area

The Main Street has a combination of various 2, 3 and 5 storey properties.

The area which was appraised has mixed tenure residential and commercial buildings either side of a main road with paths, raised beds and public open space. Mixed tenure means a range of types of accommodation in terms of ownership and occupation.

Around 25 shops trade in the Main Street area.

Of the 84 residential properties in the town centre, 58 are in Council ownership and 26 are in private ownership. Of the 23 shop units, 8 are in Council ownership and 15 are owner occupied.

### Main Street Zones

There are three zones identified in the Master Plan in Appendix 1 and each have the following distinct characteristics:

- Zone 1: Main shopping parade and mixed tenure residential area
- Zone 2: Secondary shopping parade and mixed tenure residential area
- Zone 3: Mixed tenure residential buildings and shops

# Key Issues, Constraints & Opportunities

## Regeneration Context

Over time the external condition of the properties in Sauchie Main Street has declined and the area is in need of refurbishment.

Significant investment is planned through the Council's housing capital programme in the surrounding area, including some properties in the town centre.

Improving the external appearance of the buildings and reducing the raised beds will open up and revitalise the town centre.



## Constraints

- The primary physical constraint is the main road between Alloa and Tillicoultry. It presents a significant barrier to pedestrian movement between the shops on opposite sides of Main Street.
- Agreement is required from the owners of the 41 privately owned residential and commercial properties.

These constraints however, can be addressed by the following regeneration opportunities:

## Opportunities

Main Street:

- Provide stronger and more attractive approaches to the Main Street from the southwest and northeast
- The greening of key public spaces such as the adjacent shop and house frontages
- Improved resident and pedestrian safety in communal blocks and paths
- Improve connectivity and accessibility of the site.



# Proposal for Improvements

The need for this proposal is based on the following findings:

- The exterior of buildings is generally weathered with localised deterioration. Refurbishment work will greatly improve the street scene.
- The flats at Schaw Court, which were constructed using the 'no fines' method, are not insulated. Insulating the flats at Schaw Court will enhance their appearance and while also saving residents money on heating their homes.
- Sections of the paths include worn, cracked and uneven paving. Upgrading these sections to match the material to be used elsewhere will add to the continuity of appearance and feeling of openness.
- The raised beds are relatively difficult and costly to maintain and the stone retaining walls are significantly deteriorated. Their removal will give a more open feel to the street scene with remaining grassed areas easier to maintain.
- The concrete street lights are past their best and the lamps are inefficient. New energy efficient lamps will provide better illumination to this part of the street.
- The junction of Main Street and Greygoran is often a cause for complaint. New traffic signals here would improve safety for pedestrians and vehicles at this junction.

The proposal will address the issues identified above with the following development features also referred to in the indicative master plan in Appendix 1.

## **1. External Refurbishment of buildings in Zone 1.**

- o Re-rendering of Blocks 3, 4, 5, 11, 12 including replacement of gutters and downpipes and refurbished paintwork where required.
- o Upgrading of Schaw Court flats Block 2, to an insulated render system, including replacement of downpipes and refurbished paintwork where required.<sup>1</sup>
- o Cleaning down of stonework to Block 11 including new paintwork and replacement of gutters and downpipes where necessary
- o Upgrading of communal entrance doors to Blocks 4, 5 and 12

## **2. Removal of Plant Beds in Zone 1.**

- o Removal of raised beds 12, 13, 14 to ground level, area hard landscaped and specimen trees planted.
- o Removal of bed 5, 15, 16 to ground level and area hard surfaced.

## **3. Upgrading of Paths in Zone 1-2.**

## **4. Upgrading of Lighting on North Path Zone 1.**

## **5. Installation of Traffic Lights and Pedestrian Crossing at Greygoran, Zone 3.**

Although there are some improvements identified for Zones 2 and 3 (See Appendix 1), to create the greatest impact the focus is primarily on Zone 1.

<sup>1</sup> Due to the opportunity of external funding for Schaw Court, this work is preceding the main proposals.

## Estimated Cost of Improvements

Table 1 below shows the distribution of the costs identified for this proposal based on preliminary estimates.

**Table 1: Summary Costs Breakdown**

Improvement	Zone	Estimated Costs
External Building Works	1	£392,000
Environmental Improvements - Council Cost	1	£122,000
Environmental Footway Improvements - Council Cost	1, 2	£34,000
Street Lighting & Pedestrian Crossing - Council Cost	3	£100,000
<b>Total</b>		<b>£648,000</b>



## Funding the Improvements

Table 2 below shows that the funding sources for the preferred proposal is £648,000.

**Table 2: Proposed Funding Sources**

Source	Budget
1 General Fund Capital - Town/ Village Centres Improvement Fund	£250,000
2 Roads Walkway upgrades	£34,000
3 Roads Traffic and Pedestrian Crossing	£100,000
4 Private Sector Housing	£77,000
5 Housing Revenue Account Capital	£133,000
6 Energy Efficiency Grant Funding - Schaw Court	£54,000
<b>Total</b>	<b>£648,000</b>



In addition, future funding for the Village and Small Town Centre Initiative has now been mainstreamed within the Council's budget. (see Foreword)



# Improvement Programme & Phasing

The proposed timetable is summarised below, subject to consultation:

## Schaw Court Underway (May 2013)

### Phase 1 Starting Quarter 2 2013/14 (July 2013 onwards)

Environmental improvements to plant beds in Zone 1 including:

- Removal of raised beds 12, 13, 14 to ground level, area hard landscaped and specimen trees planted.
- Removal of raised bed 5, 15, 16 to ground level and area hard surfaced.

### Phase 2 Starting Quarter 3 2013/14 (September 2013 onwards)

- External refurbishment of Zone 1 buildings including:
- Re-rendering of blocks 3, 4, 5, 11, 12 including replacement of gutters and downpipes and refurbished paintwork where required.
- Cleaning down of stonework to Block 11 including new paintwork and replacement of gutters and downpipes where necessary
- Upgrading of communal entrance doors to Blocks 4, 5 and 12
- The total number of properties involved is 107 homes and 23 shops

### Phase 3 Starting Quarter 4 2013/14 (December 2013 onwards)

Path and street light upgrades including:

- Upgrading of north path at Zones 1 and 2.
- Upgrading of north path street lights to Zone 1.

### Phase 4 Starting 2014/15

- Installation of Greygoran Traffic Signals and pedestrian crossing.

Subject to approval and funding confirmation the Council would prepare more detailed plans and tender documentation.

Outline Programme & Phasing				
Q1, 2013/14	Q2, 2013/14	Q3, 2013/14	Q4, 2013/14	Q1, 2014/15
CONSULTATION				
	PHASE 1			
		PHASE 2		
			PHASE 3	
				PHASE 4

# Conclusions and Next Steps

The option appraisal analysis shows that the proposal satisfies the following criteria:

1. Statutory requirements met
2. Maintains core assets
3. Sustains long term service provision
4. Minimises capital and revenue costs
5. Meets corporate priorities
6. Achievable mechanism identified

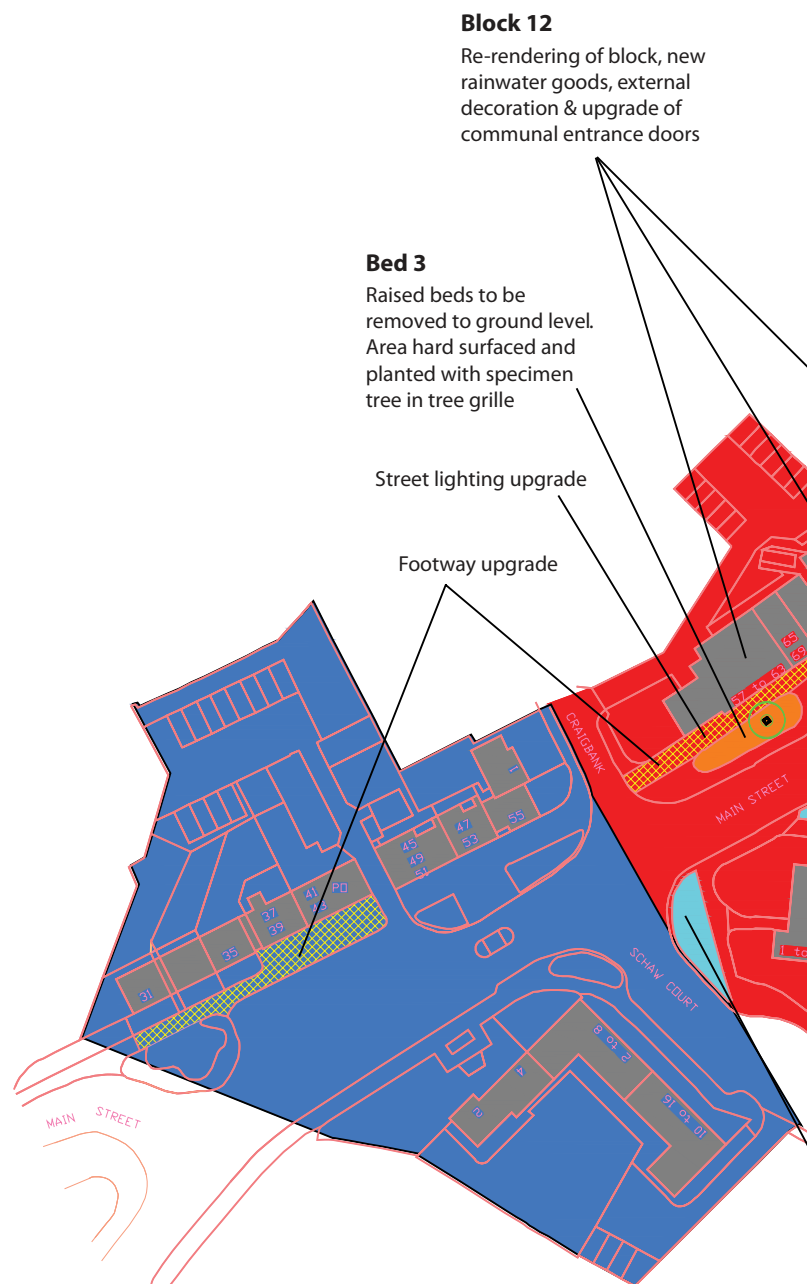
The preferred proposal identified in this initial assessment is provisional. We will take this proposal to the community for consultation and the feedback will be used to shape the final recommendations.

The provisional development programme below:

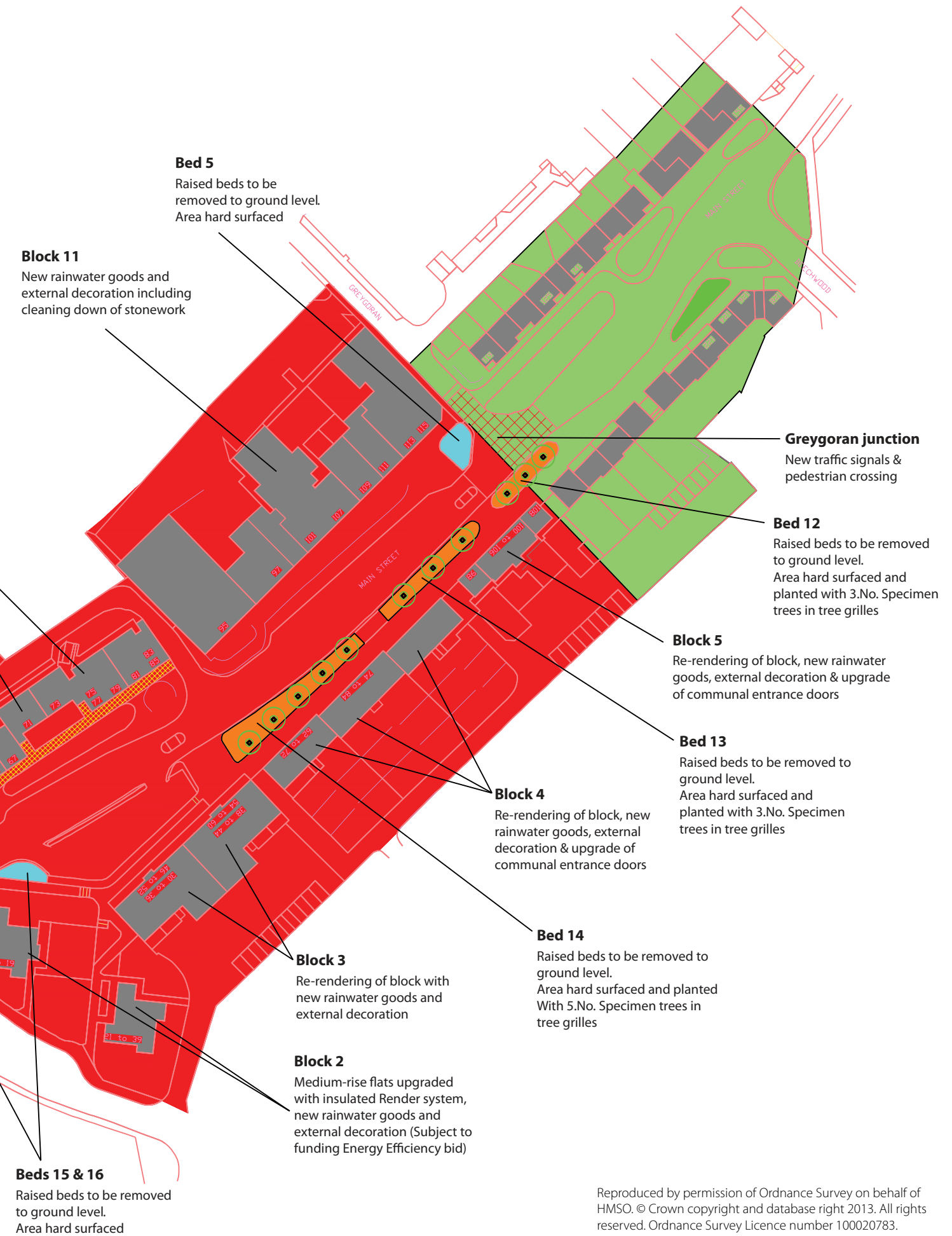
- Consultation with Sauchie community  
13th May to 10th June 2013
  - Open day at Lesser Sauchie Hall 24th May
  - Consultation closes and feedback evaluation begins 10th June 2013
- Commence Phase 1 Q2 2013
- Commence Phase 2 Q3 2013
- Commence Phase 3 Q4 2013
- Commence Phase 4 Q1 2014

If you have any questions or would like more information about these proposals you can email us at [propertyservices@clacks.gov.uk](mailto:propertyservices@clacks.gov.uk)

# Appendix 1 Indicative Master Plan







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# Opportunity for Feedback

1. Do you agree that Sauchie Main Street should be regenerated?

- I agree       I am not sure       I disagree

2. Do you agree with the following proposals to regenerate Sauchie Main Street:

Traffic Proposals       Yes       No       Not Sure

Environmental and Landscaping proposals       Yes       No       Not Sure

Buildings Refurbishment Proposals       Yes       No       Not Sure



3. Do you have any comments that you would like to make on the proposals for Sauchie Main Street?

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