

Enterprise Group – Letting Principles and Priorities

August 2021

Principles

It is agreed that MSQ's decisions on proposals for use of our spaces should be underpinned by the society's objects. They are:

To carry on any business for the benefit of the community of Dumfries and Galloway by developing, managing and maintaining assets and initiatives within Dumfries, in particular but not exclusively to enhance the quality of life for inhabitants by bringing assets into community ownership. For these purposes the community of Dumfries shall be defined as all those ordinarily resident within the area covered by the DG1 and DG2 postcodes.

Our Vision, as laid out in our Blueprint states:

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.

One of the key principles of our Masterplan is to provide:

Dynamic, engaging street level activity supporting a mixed and vibrant local economy to be delivered through affordable retail and commercial spaces for independent businesses and flexible and accessible working, learning and community spaces.

Priorities

To realise our objects and vision, the following priorities shall inform decision making around suitability of meanwhile use proposals:

- Collaboration with other enterprises or organisations

Encouragement will be given to proposals which demonstrate or have the potential to support co-operation and collaboration between local enterprises and organisations.

- Wider community/social benefit

Priority will be given to proposals which have a wider community benefit, rather than a purely economic benefit, particularly where they enhance the quality of life for local inhabitants and/or communities of interest.

- Financial sustainability

At all stages of leasing and licensing, consideration will be given to the financial sustainability of any proposals, both to safeguard MSQ from loss of revenue and to promote wider economic development.

- Responding to identified need from prior community consultations

The needs and desires identified in prior consultations on the use of our spaces will be considered when deciding on meanwhile use options with proposals that meet clear requests from consultation events prioritized.

- Diverse and innovative offering

Ensuring that Dumfries High Street has a diverse offering to attract a range of visitors and increase footfall is a key element of our wider masterplan. Priority will be given to proposals which offer something innovative and adds to the diversity of the high street. Proposals for types of use which are already heavily provisioned in the high street (including but not limited to charity shops) will generally be less favoured.

- Avoiding potential for displacement

It's important that MSQ's spaces have a net beneficial impact on the wider high street, so priority will be given to proposals that do not replicate existing offerings or compete with established or new businesses in other commercial premises.

- Environmental/sustainability benefits

Proposals with clear environmental benefits, especially those that contribute to improved sustainability, lowering carbon emissions and the circular economy, will be prioritized.

- Overall alignment with MSQ brand and values

Proposals that are a good fit for MSQ's brand and values will also be prioritized.

The values identified by the Board in Autumn 2020 were:

Innovation – Sustainable – Community – Creative – Place

Innovation – listening to good ideas from our community and supporting them to happen

Sustainable – local solutions for local prosperity, wellbeing and happiness

Community – being inclusive, welcoming and diverse; our wee community is part of a network of others that make up one great community that stewards our planet

Creative – Everyone is an artist. Unsolvable problems need creative solutions

Place – love for our place is at the heart of MSQ – we are proud of our history and believe passionately in our future, it will take all of us working together to get there