
ARGYLL AND BUTE COUNCIL

**PROGRAMME MANAGEMENT
BOARD**

DEVELOPMENT SERVICES
Development Policy Service

MEETING DATE 20 MARCH 2009

Campbeltown Town Centre Regeneration Project (THI)

1. SUMMARY

Campbeltown has been successful in attracting grant assistance from two separate heritage schemes in recent years.

- The first, which is already active, is part-funded by Historic Scotland and is one of the first of their **Conservation Area Regeneration Schemes (CARS)**. We are in the third year of the five-year programme and we have a part-time Project Officer in post in the town.
- The other project is a **Townscape Heritage Initiative (THI)** part-funded by the Heritage Lottery Fund (HLF). We have passed Stage 1 of the bidding process and are due to submit Stage 2 in March 2008. It is hoped that both the CARS and the THI will run in tandem, with the THI covering a slightly larger area than the CARS.

The THI is now entering a critical phase and the Council now needs to fully commit the £300 K funding that was approved through the C.H.O.R.D outline business case in November 2008.

2. RECOMMENDATIONS

It is recommended that:-

1. The Programme Management Board recommend to the Executive Committee that the £300,000 allocated to the Campbeltown THI via the outline business case developed through C.H.O.R.D be released to the Campbeltown Project Board for allocation to the Campbeltown THI over the next 5 years.

3. DETAIL

Campbeltown has been subject to a number of Council funded studies (Yellow Book and most recently CHORD) that have both identified an urgent and compelling need to invest in the fabric of the historic town centre.

Following on from the successful and ongoing implementation of the CARS scheme the Council was successful with a THI stage 1 bid in October 2007. The Council's Development Policy Service have now prepared a THI stage 2 bid that will be formally submitted to the HLF in March 2009 following positive feedback from the HLF Monitor. This submission is comprehensive and contains a full business case, Attached as **Annex A** to this report, together with numerous appendixes that provide the necessary information for the HLF. In total the submission to the HLF is over 1,000 pages in length.

Given the late stage of this project a Project Implementation Document (PID) has not yet been undertaken due to the lack of an agreed template being made available. As an alternative the Policy Development Manager has prepared a health check PID which has been attached to this report as **Annex B** to this report.

The Council is required to commit matching funding to the THI to secure the full grant award. It is therefore essential for the THI to progress further that the Council agree to release the £300K following confirmation from the HLF that our stage 2 bid has been successful in late March. A further bid to LEADER has also been made and this will be determined on the 27th of March 2009.

Public Funding Packages	
CARS	
Historic Scotland	£385,000
Argyll and Bute Council	£200,000
HIE	£100,000
THI	
Heritage Lottery Fund	£700,000 (+ £25K Development Costs)
C.H.O.R.D.	£300,000
LEADER	£140,133

The key objectives of both projects are:

- To preserve and enhance the special architectural, historic and cultural value of Campbeltown town centre by preventing further decay and repairing the built fabric of the town centre
- To help to tackle Campbeltown's socio-economic problems by making the town centre a more attractive place to live and work in and a place well worth visiting
- To ensure that the demand for grant-aided work can be met locally and bring new skills into the area, providing well-paid and rewarding jobs
- To support parallel projects aimed at raising local awareness of and pride in the town's historic past, reinforcing a sense of place and sharing this with an increasing number of visitors

The key activities are:

- New uses for old buildings
- General repairs grant scheme (includes roofs, gutters, windows etc)
- Shop-front repair/reinstatement scheme
- Encouraging planned maintenance and factoring
- Traditional skills training programme
- Enhancing streets, spaces & the waterfront
- Celebrating local history and sense of place through arts and other community projects

Benefits:

- An enhanced built environment
- Increased sense of local identity & pride of place
- An enhanced tourism and retail offer
- Improved skills in construction
- New and improved jobs

The THI is scheduled to start in September 2009 following recruitment of the part time THI Project Officer, admin and finance assistant and the fitting out of a new office. It is intended that the Campbeltown THI be in existence for a maximum period of five years.

4. CONCLUSION

Campbeltown has been identified in the Yellow Book Study and CHORD outline business case as in urgent need for further investment in the historic town centre. The THI Stage 2 bid has been identified as being excellent value for money as it promises an investment of £725,000 in the fabric of the historic town centre from the HLF and £140,133 from LEADER. In order to secure this investment however the Council will need to release the identified figure of £300K as match funding for the THI which is now scheduled to commence in September 2009.

IMPLICATIONS

PERSONNEL	This will require the recruitment of a part time THI project officer and full time admin and finance assistant who will be line managed by the Development Policy Manager
FINANCIAL	A request for the release of £300K over five years for the Campbeltown THI
EQUALITY	None
LEGAL	None

For further information, please contact:

Fergus Murray, Development Policy Manager on 01546 604277