Public Document Pack

Argyll and Bute Council Comhairle Earra-Ghàidheal Agus Bhòid

Customer Services Executive Director: Douglas Hendry



Kilmory, Lochgilphead, PA31 8RT Tel: 01546 602127 Fax: 01546 604435 DX 599700 LOCHGILPHEAD 25 January 2017

NOTICE OF MEETING

A meeting of the MID ARGYLL, KINTYRE & THE ISLANDS AREA COMMITTEE will be held in the TOWN HALL, MAIN STREET, CAMPBELTOWN on WEDNESDAY, 1 FEBRUARY 2017 at 10:30 AM, which you are requested to attend.

Douglas Hendry
Executive Director of Customer Services

BUSINESS

- 1. APOLOGIES
- 2. DECLARATIONS OF INTEREST
- 3. MINUTE OF THE MID ARGYLL, KINTYRE AND THE ISLANDS AREA COMMITTEE MEETING HELD ON 7 DECEMBER 2016 (Pages 1 10)
- 4. PUBLIC AND COUNCILLORS QUESTION TIME
- 5. NEW SCHOOLS REDEVELOPMENT PROJECT CAMPBELTOWN GRAMMAR SCHOOL UPDATE (Pages 11 18)

Report by Acting Director of Community Services

6. CHARITY AND TRUST FUNDS (Pages 19 - 24)

Report by Head of Strategic Finance

7. GRASS CUTTING - PROPOSED CHANGES - TO FOLLOW

Report by Executive Director of Development and Infrastructure Services

8. SURPLUS CHORD FUNDS (Pages 25 - 32)

Report by Executive Director of Development and Infrastructure Services

9. ITEM TRACKER (Pages 33 - 38)

For noting and updating

Mid Argyll, Kintyre & the Islands Area Committee

Councillor Rory Colville (Chair) Councillor Donald MacMillan (Vice Chair)

Shona Barton, Area Committee Manager

Contact: Lynsey Innis, Senior Area Committee Assistant; Tel: 01546 604338

Public Document Pack Agenda Item 3

MINUTES of MEETING of MID ARGYLL, KINTYRE & THE ISLANDS AREA COMMITTEE held in the COUNCIL CHAMBERS, KILMORY, LOCHGILPHEAD on WEDNESDAY, 7 DECEMBER 2016

Present: Councillor Rory Colville (Chair)

Councillor John Armour Councillor Donald MacMillan
Councillor Robin Currie Councillor John McAlpine
Councillor Anne Horn Councillor Donald Kelly Councillor Sandy Taylor

Attending: Shona Barton, Area Committee Manager

Peter Cupples. Finance Manager

Michael Casey, Schools Development Project Manager

David Clements, Programme Manager

Audrey Martin, Transformation Projects and Regeneration Manager

Lyndis Davidson, Network and Standards Manager Ross McLaughlin, Property Development Manager Anna Watkiss, Senior Planning Development Officer

James Lafferty, Project Officer

John Dreghorn, NHS Highland and Health and Social Care Partnership

Catriona Hood, Head Teacher, Campbeltown Grammar School Stephen Harrison, Depute Head Teacher, Islay High School

1. APOLOGIES

There were no apologies for absence intimated.

2. DECLARATIONS OF INTEREST

Councillor McAlpine declared a non-financial interest in Item 10 – Tarbert and Lochgilphead Regeneration Fund in that he was a member of Tarbert Bowling Club who were involved in one of the projects. He did not consider that the interest prevented him from taking part in the discussion and decision on this item.

3. MINUTES

(a) Minute of the Mid Argyll, Kintyre and the Islands Area Committee Meeting held on 5 October 2016

Discussion took place around the accuracy of the Minutes from the meeting of the Area Committee held on 5 October 2016, with specific reference to Item 13 – Campbeltown Options for Surplus CHORD funds.

The Chair advised that in his view the minute was not inaccurate, but reflected the decision made on the day which was to approve the recommendations in the report. He noted that prior to the meeting in October; submissions were received from 3 local organisations who were

Page 2

asking for their projects to be considered as being eligible for a share of the surplus funds. Councillor Colville also noted that it had become clear since the meeting that the understanding of the Committee was that the decision taken would still have allowed these projects to be given further consideration.

Following further discussion, the Minute of the Mid Argyll, Kintyre and the Islands Area Committee meeting, held on 5 October 2016 was approved as a true record.

(b) Minute of the Special Meeting of the Mid Argyll, Kintyre and the Islands Area Committee held on 2 November 2016

The Minute of the Special Meeting of the Mid Argyll, Kintyre and the Islands Area Committee meeting held on 2 November 2016 were approved as a true record.

4. PUBLIC AND COUNCILLOR QUESTION TIME

David MacBride of Tarbert and Skipness Community Council enquired about the Tarbert and Lochgilphead Regeneration Fund and asked Councillors whether they believe that the time allocated to projects between stage 1 and stage 3 of the selection process had been sufficient. The Chair, Councillor Colville advised that the fund is to be discussed at agenda item 10, at which point Councillors would take his comments on board.

Councillor Kelly enquired about the flooding issues in Campbeltown and in particular the work on possible short term solutions at John Street and Saddell Street. He asked whether it would be possible for officers to bring a report to a future Area Committee meeting outlining proposals as previously agreed. The Area Committee Manager agreed to take this forward.

Councillor Currie enquired about a response from Scottish Water in relation to flooding issues in Tarbert. Councillor Colville advised that he had received a letter from the Chief Executive of Scottish Water suggesting that a meeting take place between the Regional Communities Manager of Scottish Water, Councillor Colville and Councillor Horn. Councillor Colville sought the Committees approval to pass the meeting to Ward 2 Members and asked Councillor Horn, who advised that she was in correspondence with the Regional Communities Manager, to put in place the necessary arrangements.

Councillor Horn passed round photos of the road to Oa on Islay, highlighting the poor state of repair they were in. The Area Committee Manager agreed to take this matter forward with the Head of Roads and Amenity Services and advise the Ward 2 Members of the outcome.

Councillor Taylor enquired about the timescales for a report on the Amenity Services Budget reductions being brought to the Area Committee following the decision of the EDI Committee on 10 November 2016. The Area Committee Manager advised that this would be brought to the Area Committee meeting in February 2017. Members expressed their dissatisfaction with this timescale and requested that they have sight

Page 3

of the report at the Business Day meeting on 11 January 2017. The Area Committee Manager agreed to put this request to the Head of Roads and Amenity Services.

Councillor Philand requested regular updates from the Health and Social Care Partnership in relation to the knock on effects of the closure of Auchinlee Care Home in Campbeltown. John Dreghorn advised that although closure was expected, there had been no formal announcement at this stage but agreed to feedback this request to the Chief Officer of the Health and Social Care Partnership.

Councillor McAlpine requested that a report be provided to Members in relation to Christmas lighting and in particular the decision to use external contractors for the installation of the Christmas lights. The Area Committee Manager agreed to request a report on this issue.

Councillor Kelly asked a question in relation to the smell of raw sewage in the Meadowbank area of Campbeltown which was affecting some properties. The Area Committee Manager agreed to write to Scottish Water to seek an update on this issue

5. CHARITY AND TRUST FUNDS

The Committee gave consideration to a report setting out the proposed method for the distribution of charities and trust funds in the Mid Argyll, Kintyre and the Islay area.

Decision:

Members agreed

1. the proposed method of distribution as shown in Appendix 1 for the following charities and trust funds:

Coats Bequest Inverchaolin;
Kilmartin New Burial Ground Bequest;
Kilmory Lochgilphead Churchyard;
MacAlister Trust;
Latimer McInnes Trust;
Campbeltown New Books;
Kilmartin War Memorial Fund;
A T Ross Bequest;
George Melville Duncan Bequest;
Kintyre Youth Fund;
Hutcheson Memorial Trust;
May Paterson Trust;
Library Endowment Fund; and
David Andrew Greenlees Trust

that a report be brought to the Area Committee meeting in February 2017 providing further options for distribution in respect of the following charities and trust funds:

Kilkerran Cemetery Clachan Cemetery Trust; Campbell Bequest; McNeill Bequest; MacAllister Mortification; Fisher Bequest.

(Ref: Report by Head of Strategic Finance, dated 7 December 2016, submitted.)

6. SCHOOL PROFILES 2016-17

(a) Campbeltown Grammar School

The Committee considered a report which outlined the curriculum development and wider achievement of the school together with SQA performance; attendance, absence and exclusion rate and school leaver destination returns. Members were particularly pleased to note the ongoing work on intergenerational projects; the homework club and the participation of the student council in progressing design ideas for the new Grammar School.

The Chair thanked Ms Hood for the information provided.

Decision:

Members agreed to note the report.

(Ref: Report by Acting Executive Director of Community Services, dated 7 December 2016, submitted.)

(b) Islay High School

The Committee gave consideration to a report which outlined the SQA performance; attendance, absence and exclusion rate; school leaver destination returns and the wider achievement of the school. Members were pleased to note the collaborative work between the high school, primary school and local community in combating the concerns of mental health issues on the island.

The Chair thanked Mr Harrison for the information provided.

Decision:

Members agreed to note the report.

(Ref: Report by Acting Executive Director of Community Services, dated 7 December 2016, submitted.)

7. NEW SCHOOLS REDEVELOPMENT PROJECT - CAMPBELTOWN GRAMMAR SCHOOL UPDATE

The Committee gave consideration to a report highlighting the progress of the works in relation to the new schools redevelopment project at Campbeltown Grammar School. Members were pleased to note that the project remains on target with a view to completion in March 2018.

Decision:

Members agreed to note the contents of the report.

(Ref: Report by Acting Executive Director of Community Services, dated 7 December 2016, submitted.)

8. INTEGRATION JOINT BOARD - QUARTERLY PERFORMANCE REPORTS

The Committee considered the report which had been received from the Integrated Joint Board of the Health and Social Care Partnership. Having noted that the information contained in the report was not specifically relevant to the Committee, the Chair asked the Locality Manager to provide an update in relation to the Locality Planning Groups for the MAKI area. He advised that there were 3 groups within the locality; Islay and Jura; Mid Argyll and Kintyre. He advised that they had been meeting on a fairly regular basis since Feburary 2016, with good representation from local partners. Mr Dreghorn advised that the main work carried out was on the development of local plans specific to the three areas. He advised that the plans were now in draft form and would be presented to the Integrated Joint Board for scrutiny in December 2016. Discussion also took place in respect of the closure of Auchinlee Care Home in Campbeltown. Mr Dreghorn advised that he would feedback the comments of Members to the Health and Social Care Partnership.

Decision;

Members agreed:

- 1. to note the update provided by Mr Dreghorn; and
- 2. requested that a report be brought to a future Area Committee meeting when the final outcome on the possible closure of Auchinlee Care Home was known.

9. AREA SCORECARD - FQ2

The Committee gave consideration to a report presenting the Area Scorecard, with performance for financial quarter 2 of 2016-17 (July – September 2016).

Decision:

Members agreed to note the performance presented on the Scorecard.

(Ref: Report by Executive Director of Customer Services, dated 7 December 2016, submitted.)

10. TARBERT AND LOCHGILPHEAD REGENERATION FUND

The Committee gave consideration to a report providing an overview of the progress made to date in relation to a £3 million area regeneration fund to be focused upon the Mid Argyll area, and the criteria and objectives for funding, including the area of focus and the desire to deliver a small number of larger projects as identified by the Policy and Resources Committee.

Motion

That the Area Committee agrees to:-

- note the excellent response to the Fund from communities and that Council support through standard channels remain available to projects which are not progressed through the Tarbert and Lochgilphead Regeneration Fund;
- 2. approve the process and scoring methodology that has been undertaken in assessing the projects;
- note that the assessment undertaken at this stage is based on broad assumptions and that further feasibility work is required to develop outline business cases;
- 4. approve all the potential projects identified in Paragraph 4.25 in their entirety as the projects which score highest in the assessment. The approved projects will be taken forward for outline business case development;
- 5. recommend to Policy and Resources Committee that development funding of up to £250,000 is utilised to undertake the feasibility and initial design works to enable outline business cases to be developed for the projects in Paragraph 4.25; and
- 6. note that an update report will be provided to MAKI Area Committee at the April 2017 meeting.

Moved by Councillor Rory Colville, seconded by Councillor Donnie MacMillan

Amendment

That the Area Committee agree the recommendations as highlighted in the Motion but that MACpool be included in the shortlist going forward for consideration, making 11 projects in total.

Moved by Councillor Sandy Taylor, seconded by Councillor Dougie Philand

Decision

On a show of hands vote, the Amendment was carried by 6 votes to 3 and the Area Committee resolved accordingly.

(Ref: Report by Executive Director of Development and Infrastructure Services, dated 7 December 2016, submitted.)

11. CRINAN CANAL CHARETTE - UPDATE

Page 7

The Committee gave consideration to a report providing an update on the charrette process, feedback to the community and the ideas coming out of the charrette.

Decision:

Members agreed to note the content of the report.

(Ref: Report by Executive Director of Development and Infrastructure Services, dated 7 December 2016, submitted.)

At 1.40pm, the Chair ruled, and the committee agreed, to adjourn for lunch and to reconvene at 2.05pm.

The Committee reconvened at 2.05pm, with all Members present as per the sederunt.

Having noted the other meeting commitments of Members, the Chair agreed to take the remaining agenda items out of sequence.

•

12. TRAFFIC MANAGEMENT AND PARKING REVIEW - INVERARAY CAR PARKS

The Committee gave consideration to a report detailing an Off-street Parking Places and Charges Order for Inveraray, and the two objections which had been received to the Order.

Motion

That the Area Committee agree that a Hearing be held to consider the two objections in more detail.

Moved by Councillor Dougie Philand, seconded by Councillor Donald Kelly.

Amendment

That the Area Committee approve that the Order is made as advertised.

Moved by Councillor Rory Colville, seconded by Councillor Donald MacMillan.

Decision

On a show of hands vote, the Motion was carried by 6 votes to 3 and the Area Committee resolved accordingly.

(Ref: Report by Executive Director of Development and Infrastructure Services, dated 7 December 2016, submitted.)

Councillor Donald MacMillan left the meeting at 2.25pm.

13. ROADS ACTIVITIES IN MID ARGYLL, KINTYRE AND THE ISLANDS

The Committee gave consideration to a report advising of the roads revenue budget position at the end of the 2nd quarter of financial year 2016/17.

Decision

Members agreed to note the contents of the report.

(Ref: Report by Executive Director of Development and Infrastructure Services, dated 7 December 2016, submitted.)

14. CAMPBELTOWN TOWNSCAPE HERITAGE INITIATIVE - END OF PROJECT REPORT

Members gave consideration to a report providing a review of the Campbeltown Townscape Heritage Initiative (THI).

Decision

Members agreed:

- 1. to note the contents of the report; and
- 2. commended the work and efforts of the Project Officer in the regeneration of Campbeltown.

(Ref: Report by Executive Director of Development and Infrastructure Services, dated 7 December 2016, submitted.)

* 15. THIRD SECTOR ASSET TRANSFER - CAR PARK AND PUBLIC CONVENIENCES. CARRADALE HARBOUR

The Committee gave consideration to a report advising of a proposal from Network Carradale Limited to take on a lease of the car park, an area of foreshore and the public conveniences at Carradale Harbour.

Decision

Members agreed:

- 1. to recommend to the Council that the car park, area of foreshore and public conveniences at Carradale Harbour are leased to Network Carradale Limited on the basis of a 25 year lease at a rental of £100 per annum; and
- 2. delegates to the Executive Director, Customer Services, authority to agree the terms of the lease to the Third Sector.

(Ref: Report by Executive Director of Customer Services and Development and Infrastructure Services, dated 7 December 2016, submitted.)

16. COMMEMORATION OF WORLD WAR ONE

The Committee gave consideration to a report setting out the arrangements for the Argyll and Bute World War One Commemoration Steering Group and outlines the work which the Group has undertaken in promoting awareness and understanding of the First World War, including the organizing of local commemorative events. The report further set out the intended further work of the Group in the coming years.

Decision

Members agreed:

- 1. to note the work of the World War One Commemoration Steering Group; and
- to note the Council's involvement in the project to lay a commemorative paving stone for each recipient of a Victoria Cross for action during World War One.

(Ref: Report by Executive Director of Customer Services, dated 7 December 2016, submitted.)

17. ITEM TRACKER

Members gave consideration to the item tracker.

Decision

Members agreed to note the item tracker.

(Ref: Item Tracker, dated 7 December 2016, submitted.)

18. NOTICE OF MOTION UNDER STANDING ORDER 13

The following Notice of Motion under Standing Order 13 was before the Area Committee for consideration:-

That the Area Committee agrees to request that a new paper regarding the dispersal of Campbeltown CHORD Surplus funding comes before them which includes the full recommendations made by the Policy and Resources Committee on 18th August 2016.

The decision taken by the Area Committee on the 5th of October awarding the entire Campbeltown CHORD surplus funding to CARS is rescinded pending a new paper being presented to the Committee

Moved by Councillor Donald Kelly, seconded by Councillor John Armour.

The Chair advised that it was his view that there had been a material change in circumstance which would allow him to accept the terms of the Motion and to revisit the decision. He asked the Committee to agree the terms of the Motion.

This page is intentionally left blank

ARGYLL AND BUTE COUNCIL

MAKI AREA COMMITTEE

COMMUNITY SERVICES
CUSTOMER SERVICES

1 February 2017

NEW SCHOOLS REDEVELOPMENT PROJECT UPDATE CAMPBELTOWN GRAMMAR SCHOOL

1.0 **EXECUTIVE SUMMARY**

- 1.1 This report provides Members with progress on the Council's Schools Redevelopment Project in partnership with hubNorth Scotland Ltd (hubNorth) to build a new secondary school in Campbeltown.
- 1.2 The project continues to make good progress. The roof to the main sports hall has been completed along with the secondary steelwork to this section of the school building. The steel frame for the main school building has been completed with the secondary steelwork, roofing works and the installation of the concrete floors now under construction.
- 1.3 Progress on the construction of the new school building is illustrated in a series of photographs in Paragraph 4.3.
- 1.4 The second quarterly newsletter was made available prior to the end of the last school term and a dedicated website provided by Morrison Construction is now available at www.cgsproject.co.uk
- 1.5 The second Considerate Contractor inspection took place on 5th December 2016. The site gained an excellent inspection report, with the executive summary available for Members as Appendix 1 hereof.

RECOMMENDATIONS

It is recommended that Members note the content of this report.

ARGYLL AND BUTE COUNCIL

MAKI AREA COMMITTEE

COMMUNITY SERVICES
CUSTOMER SERVICES

1 February 2017

NEW SCHOOLS REDEVELOPMENT PROJECT UPDATE CAMPBELTOWN GRAMMAR SCHOOL

2.0 INTRODUCTION

2.1 This report provides Members with progress on the Council's Schools Redevelopment Project in partnership with hubNorth Scotland Ltd (hubNorth) to build a new secondary school in Campbeltown.

3.0 RECOMMENDATIONS

It is recommended that Members note the content of this report.

4.0 DETAIL

4.1 The new Campbeltown Grammar School Redevelopment Project is a Design Build Finance and Maintain (DBFM) Project being delivered as part of the Scottish Government's Schools for the Future Programme pipeline with hubNorth Scotland Ltd, the Council's project partner.

4.2 Key Programme Dates

The key programme dates are:

Date	Description	Comment
May 2016 – February 2018	Phase 1 – Construction of new school building	
February 2018	Campbeltown Grammar School Decant	Pupils/staff move into new school building
April – November 2018	Phase 2 External Works	Demolition of existing school buildings and construction of new 3G pitch and car park
November 2018	Phase 2 Completion	All works completed and whole school availability

At this stage in the Phase 1 construction period, there is no change to the intended programme.

4.3 Construction Update

The construction of the new building is progressing well with the following works taking place since the previous update report provided to Members on 7 December 2016. Namely:

- The main steel frame and the pre-cast stairs installation have both been completed;
- · Shuttering to perimeter beam;
- Tanking to service trenches;
- Erection of secondary steelwork (cladding supports)has commenced; and
- Roof installation ongoing.

The photographs 1- 12 below illustrate the progress made since December 2016.



Previous photograph – December 2016



Photograph 1 Sports Hall Roof Complete



Photograph 2 Roofing contractors progressed onto working on roof grid lines E to G



Photograph 3 Reinforcing installed to 1st and 2nd floor up to grid point M



Photograph 4 Concrete slab won 2nd floor with edge protection in place



Photograph 5 1st Floor concrete slab complete up to grid point J



Photograph 6 Steel erector carrying out paint remediation. When the steel is chained for lifting into position the paint protection is "rubbed" off. The paint is reapplied when the steel is in situ.



Photograph 7 – The South gable end of the new school building. This marks the completion of the structural steelwork.



Photograph 8 – West elevation showing the completed structural steelwork from Grid A to U



Photograph 9 Perimeter formwork shutter being installed for the ground floor slab between grid point E and J(1)



Photograph 10 Concrete placement now in perimeter beam from Grid E to J



Photograph 11 Following completion of main structural steelwork the steel erector has now commenced the erection of the external steel partition frame. First works on the sports hall.



Photograph 12 First view of the Atrium staircase from ground level



Photograph 13 Employees of Morrison, McFadyens, BSB and Chemplas donated Christmas hamper to Greenwood residential unit for special care Campbeltown.

4.4 Future Building Works

The site has recommended works as of 9th January following the Christmas shutdown. Future works planned include the:

- Completion of shuttering to perimeter beam;
- Erection of secondary steelwork to continue;
- Roof installation ongoing; and
- The start of the external cladding.

4.5 Communications

The second quarterly newsletter was made available through the school website prior to the end of the last school term. Separately, Morrison Construction has now launched a dedicated website for the Campbeltown Grammar School project. This can be accessed directly

www.cgsproject.co.uk

or through a direct link from Campbeltown Grammar School's own website.

4.6 Health, Safety and Environmental Matters

Since the previous project update report provided to Members in December 2016, the inspection of the site regarding performance on Environmental matters found the works to be compliant. The site has received visits from Galliford Try Health and Safety managers with no issues raised and with no RIDDOR (Reporting of Injuries, Diseases and Dangerous Occurrences Regulations) accidents or injuries.

4.7 Considerate Contractor Scheme

Following an initial site visit on 9th August 2016, a follow up inspection was carried out on 5th December 2016, and the executive summary of the report is detailed as Appendix 1 hereof.

Morrison Construction continue to provide through this project an excellent example of a professionally managed and organised construction site.

5.0 CONCLUSION

5.1 The project to deliver new schools on a design, build, finance, and maintain basis in respect of Campbeltown Grammar School is in the construction phase. This report provides highlight reporting in relation to the progress of Phase 1, the construction of the new school building.

6.0 IMPLICATIONS

Policy The Council delegated all matters in respect of the provision of the new

school facilities to the Council's Policy and Resources Committee.

Financial The Project is being delivered within the financial envelope agreed by

the Council in its Capital Plan and Revenue Outlook at the budget

meeting of 11 February 2016.

Legal The Project Agreement was signed on 24 March 2016.

HR None at present.

Equalities None at present.

Risk The Council, in partnership with hubNorth Scotland Ltd, continues to

monitor the progress of the Project to ensure completion of

construction of the schools within the Scottish Government's end date

of March 2018.

Customer The availability of the school for community lets is restricted during the

Service period of the construction of the new school.

Ann Marie Knowles (Acting Executive Director of Community Services)

Douglas Hendry (Executive Director of Customer Services)

Councillor Rory Colville (Policy Lead – Education and Lifelong Learning)

10 January 2017

For further information contact:

Mike Casey (Schools Redevelopment Project Manager)

Tel: 01586 555917

Michael.casey@argyll-bute.gov.uk

Appendix 1 – Considerate Constructors Report Summary

Considerate Constructors Scheme Monitor's Site Report



Project Name	Campbeltown Grammar School				
Contractor Name	Morrison Construction Scotland – Highland				
Onsite contact(s)	lan Neil				
Site ID number	96591	Visit no	2	Visit date	05/12/16

Site description, context and location

A new build grammar school with phase 1 being the new buildings and phase 2 demolition of the existing buildings and construction of sports facilities. The school remains fully operational throughout and is located within a mature residential area with the local hospital nearby. Campbeltown is remote and deliveries require careful scheduling. Steel frame, roofing and concrete floors are progressing

Checklist section	1 st Visit	2 nd Visit		Score descriptor
1. Care about Appearance	8	8	/10	Gross Failure Failure
2. Respect the Community	9	9	/10	3. Major non compliance 4. Minor non compliance
3. Protect the Environment	7	8	/10	5. Compliance
4. Secure everyone's Safety	8	9	/10	6. Good 7. Very Good
5. Value their Workforce	9	8	/10	8. Excellent 9. Exceptional
Total Score	41	42	/50	10. Innovative

For more information on score descriptors, see "Site Scoring Explained" or visit **www.ccscheme.org.uk**

Executive Summary

The project continues to provide an excellent example of a professionally managed and organised site. Off road parking has been increased with an additional area being created. The compound also continues to be well maintained and provides a positive impression for visitors. Clear well positioned signs direct traffic through the town centre along the designated route to site. Excellent working relationships have been maintained with the neighbours and school Active support through a number of initiatives has been continued with the grammar school, two primary schools, a nursery and a care home. Further contact is ongoing with events planned for next year to also include the local college. The measure to enhance and protect the environment have been further developed with feedback on energy saving measures and consumption shared with the workforce and LED lights being used on site to illuminate walkways. The safe working environment has also been maintained with improvements in attitude and behaviour continuing to be promoted through a number of company initiatives. Safe working arrangements continue to be reviewed as the works develop and include providing additional safe access points in and out of the excavations. Information highlighting personal health and well being continues to be provided, and the site accommodation continues to be well equipped and is maintained to a very high standard. My appreciation to lan and Daniel for their time – the site continues to perform to an excellent standard.



ARGYLL AND BUTE COUNCIL STRATEGIC FINANCE

MID ARGYLL, KINTYRE and the ISLANDS AREA COMMITTEE FEBRUARY 2017

CHARITY AND TRUST FUNDS

1. EXECUTIVE SUMMARY

- 1.1 This report sets out the proposed method for the distribution of funds for the following trust funds
 - Kilkerran Cemetery
 - Clachan Cemetery Trust
 - Campbell Bequest
 - McNeill Bequest
 - MacAllister Mortification
 - Fisher Bequest
- 1.2 The recommendation is to consider the proposed method for the distribution of the charities and trust funds.

ARGYLL AND BUTE COUNCIL

MID ARGYLL, KINTYRE and the ISLANDS AREA COMMITTEE

STRATEGIC FINANCE

FEBRUARY 2017

CHARITY AND TRUST FUNDS

2. INTRODUCTION

2.1 This report sets out the proposed method for the distribution for trust funds as requested at the Area Committee in December 2016.

3. RECOMMENDATIONS

3.1 To consider the proposed method for the distribution of the charities and trust funds shown in Appendix 1.

4. DETAIL

- 4.1 The Area Committee in December 2016 asked for a follow up report in respect of the distribution proposals in respect of the following trust funds and charities:
 - Kilkerran Cemetery
 - Clachan Cemetery Trust
 - Campbell Bequest
 - McNeill Bequest
 - MacAllister Mortification
 - Fisher Bequest
- 4.2 In respect of the Fisher Bequest an application has been received from Moving On Mid Argyll for funding. The organisation which is a charity meets the requirements of the Trust and is eligible for funding. The current balance available for distribution is £328.
- 4.3 Appendix 1 sets out the proposed method of distribution for each trust fund.

5. CONCLUSION

5.1 This report sets out the proposed basis of distribution of the available funds.

6. IMPLICATIONS

- 6.1 Policy Sets proposed approach to distribution.
- 6.2 Financial Proposals for use of income set out in report.
- 6.3 Legal Proposes proper use of trust funds.
- 6.4 HR None.
- 6.5 Equalities None.
- 6.6 Risk None.
- 6.7 Customer Service None.

Kirsty Flanagan, Head of Strategic Finance

For further information please contact Peter Cupples, Finance Manager – Corporate Support 01546-604183.

Appendix 1 – Mid Argyll Trust Funds



MID ARGYLL, KINTYRE & THE ISLANDS - TRUST FUNDS		Appendix 1
Trust Funds		
Name	Purpose	Distribution Proposal
Kilkerran Cemetry	Upkeep of lairs, Kilkerran.	Transfer to Roads and Amenity Services annually when it is confirmed that the original cemetery is being maintained. If no work is being undertaken by Roads and Amenity Services consider transferring funds to a group undertaking work in the original cementry on receipt of an application setting out the work to be undertaken. If no applications are received then no distribution is to be made.
Clachan Cemetry Trust	Upkeep of cemetery, Clachan	Transfer to Roads and Amenity Services annually when it is confirmed that the cemetery is being maintained. If no work is being undertaken by Roads and Amenity Services consider transferring funds to a group undertaking work in the cementry on receipt of an application setting out the work to be undertaken. If no applications are received then no distribution is to be made.
Campbell Bequest	To be distributed to the poor of the Parish of Kildalton and Oa.	The funds are to be distributed on receipt of applications by bodies providing support to individuals covering the Parish of Kildalton and Oa.
McNeill Bequest	To be distributed to the poor of the Parish of Kildalton and Oa.	The funds are to be distributed on receipt of applications by bodies providing support to individuals covering the Parish of Kildalton and Oa.
MacAllister Mortification	To be invested in heritable security for the poor of the Parish of Killean & Kilkenzie.	The funds are to be distributed on receipt of applications by bodies providing support to individuals covering the Parish of Killean & Kilchenzie

Fisher Bequest	A request for funding has been received from Moving On - Mid Argyll, this organisation meets the requirements of the trust and its is recommended that members consider making a grant from the revenue balance of £328 which is available for distribution.

ARGYLL AND BUTE COUNCIL

MID-ARGYLL KINTYRE & THE ISLANDS

DEVELOPMENT AND INFRASTRUCTURE SERVICES

1 February 2017

SURPLUS CHORD FUNDS

1.0 EXECUTIVE SUMMARY

- 1.1. Report outlines spend Options for the surplus CHORD funds of £197,626 reported to MAKI Area Committee on the 6th April 2016 and the subsequent decision by members to seek Policy & Resources Committee approval to allocate £15,000 towards a mechanical road sweeper, thus leaving surplus funds of £182,626.
- 1.2. The Options are in line with the report that was approved by the Policy and Resources Committee on the 18th August 2016:
 - To delegate the allocation of any CHORD surplus funds from the original Council allocation on the 27 November 2008, to Area Committees to approve in accordance with the original CHORD objectives detailed at 4.3 of the submitted report and the town centre project activities as outlined in Appendix A.
 - Any deviation from the aforementioned terms and conditions of the award of surplus funds would, in line with CHORD governance, require the approval of the Policy and Resources Committee
- 1.3. The Campbeltown CHORD objectives are set out at Section 4.2 and funds were allocated to: generate improvements to Campbeltown's heritage and conservation sites; and to enhance berthing facilities in Campbeltown Loch and for Kinloch Road Regeneration.

RECOMMENDATIONS

- 1.4. It is recommended that the MAKI members:
 - 1.4.1. Note the content of the paper
 - 1.4.2. Note officers recommendation that: (1) taking account of the amount of CHORD surplus funds available; (2) the criteria for the allocation of surplus funds without reference back to Policy & Resources Committee; (3) available staff resources/capacity; and (4) the economic impact the additional funds could make to the continued economic regeneration of Campbeltown town centre, Option 1 Transferring all of the surplus funds to the Campbeltown Townscape Heritage Initiative, is the preferred option.

ARGYLL AND BUTE COUNCIL

MID-ARGYLL KINTYRE & THE ISLANDS

DEVELOPMENT AND INFRASTRUCTURE SERVICES

1 February 2017

SURPLUS CHORD FUNDS

2.1 INTRODUCTION

- 2.2 Report outlines proposals for allocating the surplus CHORD funds of £182,626 in line with the report that was approved by the Policy and Resources Committee on the 18th August 2016:
 - To delegate the allocation of any CHORD surplus funds from the original Council allocation on the 27 November 2008, to Area Committees to approve in accordance with the original CHORD objectives detailed at 4.3 of the submitted report and the town centre project activities as outlined in Appendix A.
 - Any deviation from the aforementioned terms and conditions of the award of surplus funds would, in line with CHORD governance, require the approval of the Policy and Resources Committee

RECOMMENDATIONS

- 3. It is recommended that the MAKI members:
 - 3.1. Note the content of the paper
 - 3.2. Note officers recommendation that: (1) taking account of the amount of CHORD surplus funds available; (2) the criteria for the allocation of surplus funds without reference back to Policy & Resources Committee; (3) available staff resources/capacity; and (4) the economic impact the additional funds could make to the continued economic regeneration of Campbeltown town centre, Option 1 Transferring all of the surplus funds to the Campbeltown Townscape Heritage Initiative, is the preferred option.

4. DETAIL

4.1 In 2009, the Council approved an investment of approximately £30 million for five of its waterfront towns to assist regeneration and economic development in Argyll and Bute, Campbeltown's capital funding allocation was £6.50 million. It was agreed that the projects be delivered in the context of the programme objectives for each town as outlined in the original Outline Business Cases.

4.2 The Tables below outlines how the Campbeltown CHORD monies were to be spent:

Table 1 CN01 - Campbeltown Townscape Heritage Initiative

WHAT:	to generate improvements to Campbeltown's heritage and conservation sites, renewing and restoring historic buildings.

Table 2 CN02 - Campbeltown Berthing Facility

WHAT:	the development of improved berthing facilities in Campbeltown
	Loch, to position the facility for an improved market presence.

Table 3 CN03 - Kinloch Road Regeneration

I able 3 C	NOS - KIIIOCII KOAU Kegeneration
WHAT:	 to assist ACHA with their planned development of housing and community facilities. to relocate the Council's road depot to another site to facilitate the housing development proposed by ACHA. to investigate the potential for environmental improvement or renewal on underutilised land adjacent to
	the Council depot.

- 4.3 Anticipated benefits for Campbeltown include:
 - Improved character and appearance of the gateway to Campbeltown and the town centre.
 - Increased turnover and employment in the commercial, retail and hospitality sectors and through new housing.
- 4.4 On the 6th April 2016, officers reported to the MAKI Area Committee the level of CHORD surplus funds available following delivery of the three projects listed at 4.2 above. It was agreed at this meeting that officers would come forward with options for the allocation of the surplus funds, £182,626. The Options outlined below are in line with the report that was approved by the Policy and Resources Committee on the 18th August 2016, which delegated the allocation of any CHORD surplus funds to Area Committees to approve in accordance with the original CHORD objectives at 4.5. The options also take account of available staff resources to deliver the chosen option(s).

4.5 **OPTIONS**

Option 1 - Campbeltown Townscape Heritage Initiative

4.5.1 To date the Townscape Heritage Initiative has had a significant positive

impact upon the town: repairing occupied buildings; bringing derelict buildings back into economic use; and the general enhancement to the town centre's build environment through grant assistance from external funders including Historic Environment Scotland (HES) and the Heritage Lottery Fund (HLF). Members may wish to consider transferring the surplus CHORD funds in their entirety to the HES CARS initiative, which is being managed by the Transformation Projects and Regeneration team within EDST – this would be in line with the Original CHORD Objective CN01. Details of the impact the CARS and THI has made to the town, to date, is outlined below. There is currently sufficient capacity within the team to enable this option to be taken forward without any additional resources having to be allocated/diverted.

4.5.2 From 2007 to 2015, 77 grants were awarded via CARS and the THI leading to over £7million of repairs to town centre properties. The Council contributed £1.2million and the majority of the work was carried out by local contractors. To build on this investment, the next Campbeltown CARS will run from 2015 to 2020 with the focus on essential repairs to key tenement properties within the main core of the town centre. Repairs to priority buildings alone will safeguard the future of 20 businesses and almost 70 jobs whilst creating opportunities for new businesses. The budget available for building repairs is £1.6million plus owner's contributions. Due to the high demand for funding, it is acknowledged that this will not be enough; therefore, the additional CHORD funds will enable more projects to be supported.

Option 2 - Campbeltown Seasports Project

- 4.5.3 The project is looking for financial support to enable them to develop a Full Business Case for the project. The project estimates approximate building costs of £2m. They have indicated that applying for grant support at this level of budget requires planning permission and accurate cost projections. To get to that point the project needs approximately £80,000. The Seasports partners are working hard to raise this money and have a £10,000 commitment from a private source.
- 4.5.4 Members will wish to note that of the three original CHORD Objectives both CN02 and CN03 have been delivered in their entirety. Accordingly, this proposal could only be considered against the one remaining CHORD Objective, CN01 Campbeltown Townscape Heritage Initiative. As the proposal does not: (1) sit within the defined geographic area of the Townscape Heritage Initiative; and (2) seek to 'generate improvements to Campbeltown's heritage and conservation sites, renewing and restoring historic buildings', we do not consider that this proposal aligns with the

CHORD Objectives.

- 4.5.5 If members of the Area Committee wish to support this option then that decision will require to be referred back to Policy & Resources for consideration i.e. P&R would be asked to approve whether an offer of grant could be made to the appropriate Group/s.
- 4.5.6 Subsequent to such a decision by the Area Committee, we would need to determine which current resources could be reallocated to work with the 3rd party proposers to develop the proposals to the extent that it could be taken to P&R for a decision. This may require resources to be diverted from projects which although having Council approval are currently in the early stages of development/implementation e.g. projects in Ardrishaig, Tarbert or Lochgilphead.
- 4.5.7 The allocated officers would then need to contact the groups for more information, carry out an assessment/due diligence and then report to P&R.
- 4.5.8 Members will wish to be aware of the lead in times for P&R Reports and the work involved in this. Economic Development officers are currently fully utilised in delivering the various capital regeneration and transformational projects already approved by the Council, and therefore resources would need diverted to undertake this assessment. It would not be possible to complete this assessment for the March P&R so it would have to be the next available meeting, date of which is yet to be fixed

Option 3 - Campbeltown Guides Hall

- 4.5.9 The Property Committee of the local Girl Guides Group is seeking financial support to enable them to undertake works to the old church hall that currently operates as a Community Hall and their base of operations.
- 4.5.10 Members will wish to note that of the three original CHORD Objectives both CN02 and CN03 have been delivered in their entirety. Accordingly, this proposal could only be considered against the one remaining CHORD Objective, CN01 Campbeltown Townscape Heritage Initiative. As the proposal does not sit within the defined geographic area of the Townscape Heritage Initiative, we do not consider that this proposal aligns with the CHORD Objectives.
- 4.5.11 Members will wish to note the comments previously provided at Paragraphs 4.5.5 to 4.5.8 of this report with respect to potential resource, capacity and timescale constraints.

Option 4 - Campbeltown Picture House

4.5.12 The project includes a number of areas, which are the responsibility of Campbeltown Community Business (CCB) rather than the main contractor.

These include cinema seating, acoustic wall linings, projection and sound equipment, furniture and AV equipment for the education/meeting room, foyer/café furniture and equipment including storeroom and kitchen fittings/equipment, and refurbishment of the courtyard office block. Some of these items were anticipated to be funded by the investment from a third party operator, but now require funding by CCB. CCB have a number of funding applications currently under consideration, however they are concerned that even if all of these were successful there would still be a funding shortfall and they are therefore seeking financial support from the surplus CHORD funds.

- 4.5.13 Members may wish to note that the Council has already provided funding support of £190,000 to the project to help meet a shortfall in the budget.
- 4.5.14 Members will wish to note that of the three original CHORD Objectives both CN02 and CN03 have been delivered in their entirety. Accordingly, this proposal could only be considered against the one remaining CHORD Objective, CN01 Campbeltown Townscape Heritage Initiative. As the proposal does not sit within the defined geographic area of the Townscape Heritage Initiative, we do not consider that this proposal aligns with the CHORD Objectives.
- 4.5.15 Members will wish to note the comments previously provided at Paragraphs 4.5.5 to 4.5.8 of this report with respect to potential resource, capacity and timescale constraints.

5. CONCLUSION

Taking account of the amount of CHORD surplus funds available, the criteria for the allocation of surplus funds, available staff resources and the economic impact the additional funds could make to the continued economic regeneration of Campbeltown town centre, the report has concluded that the surplus funds is best used to further enhance the town centre's built environment i.e. **Option 1 - Campbeltown Townscape Heritage Initiative.**

6. IMPLICATIONS

6.1	Policy	The delivery of the CHORD programme fits with the Councils' Corporate Plan, Single Outcome Agreement and approved Development Plan policy for town centre regeneration. The economic outcomes from these projects will contribute to the Government's Economic Strategy.
6.2	Financial	The level of surplus funds has been agreed with Finance.
6.3	Legal	None
6.4	HR	Option 1 takes account of current resource levels and allocation of responsibilities. Options 2 through 4 would

Page 31

require resources to be diverted from other activities.

6.5 Equalities None

6.6 Risk See Paragraph 4.5.5. to Paragraph 4.5.8

6.7 Customer Services None

Executive Director of Development and Infrastructure Services: Pippa Milne

Policy Lead: Ellen Morton

For further information - please contact John Gordon, Capital Regeneration Programme Manager, Development and Infrastructure Services, Economic Development and Strategic Transportation 01369 708457



Page 33

MID ARGYLL, KINTYRE AND THE ISLANDS – AGENDA ITEM TRACKER

	Report Title	Officer/Contact	Date added to Tracker	Notes	Action Required
1.	Roads Issues & Roads Revenue Budget	Kevin McIntosh/Jim Smith	Ongoing	Regular attendance at Area Committee meetings with updates and revenue budget.	April AC – FQ3 October AC – FQ1 (FQ4 as addendum to FQ1) December AC – FQ2
2.	Area Scorecard	David Clements	Ongoing	Regular attendance at Area Committee meetings to report on scorecard.	April AC – FQ3 June AC – FQ4 August AC – FQ1 December AC – FQ2
3.	Item Tracker	Lynsey Innis	Ongoing	Regular updates at Area Committee meetings for noting and updating.	Future AC Meetings
4.	Secondary Schools – Performance and attainment	Louise Connor/Ann Marie Knowles (Campbeltown Grammar School – Catriona Hood; Islay High School – Stephen Harrison; Lochgilphead Joint Campus – Ann Devine; and Tarbert Academy – Neil McKnight)	Ongoing	Scheduled attendance of Head Teachers at Area Committees to provide reports on performance and attainment.	October 2017 AC – Tarbert Academy and Lochgilphead Joint Campus December 2017 AC – Campbeltown Grammar School and Islay High School
5.	Integrated Joint Board	John Dreghorn/ Douglas Hunter (ABC)/Moira McFarlane (ABC	Ongoing	Quarterly Performance Reports	December 2016 AC April 2017 AC Thereafter TBC

MID ARGYLL, KINTYRE AND THE ISLANDS – AGENDA ITEM TRACKER

	Report Title	Officer/Contact	Date added to Tracker	Notes	Action Required
6.	Machrihanish Airbase Development	Fergus Murray/Malcolm MacMillan (MACC Manager)		Regular updates required	Future meeting
7.	Scottish Water	Ruaridh MacGregor (Regional Communities Manager, Scottish Water)		Annual Update on local issues and to allow for input into the development aspirations for Argyll and Bute as a whole	October 2017 AC
8.	ACHA	Alistair MacGregor (Chief Executive – ACHA)	December 2013 AC	Annual Update	October 2017 AC
9.	Primary Schools - Performance and Attainment	Mid Argyll – Sandra Clark Kintyre – Pauline Inglis Islay – Kathleen Johnston (include all in call out – only one report covering all of MAKI)	June 2013 AC	Annual Update - to include information on early years development	Following discussion with the Acting Head of Education it was agreed that this report would come to the April 2017 AC
10.	Transport Scotland	Keith Murray/Fiona Brown, Transport Scotland	October 2014 AC	Regular Updates	October 2017 AC
11.	Argyll and Bute Council's Supporting Communities Fund (previously Third Sector Grants)	Antonia Baird		 Applications for consideration Monitoring of grants 	 April AC August AC
12.	Roads Issues	Jim Smith	May 2014 BD	Report from EDI Committee on the Area Roads split formula Report will be presented following consideration by P&R	Future BD Meeting (following item calling at P&R Committee)
13.	MAKI Economic Development Action Plan (EDAP) including Mid Argyll	Ishabel Bremner	June 2013 AC	Annually reviewed	Quarterly updates to Area Committee - no attendance required (April; June; August

MID ARGYLL, KINTYRE AND THE ISLANDS – AGENDA ITEM TRACKER

	Report Title	Officer/Contact	Date added to	Notes	Action Required
			Tracker		
	Regeneration Initiative				and October) Annual Update – attendance required - April 2017 AC
14.	New Campbeltown Grammar School	Michael Casey/Malcolm MacFadyen	August 2013 AC	Update report	Updates to all future AC meetings
15.	Patient Transport Policy	Maimie Thompson, Head of Public Relations and Engagement (NHS Highland)	June 2014 AC	Report to future AC when report finalised	Policy circulated to Members by email – November 2015 – Updated policy to future AC meeting following completion of review
16.	Inveraray CARS	Audrey Martin/Feargal De Buiteleir	October 2014 AC	Update Report	April 2017 AC
17.	Flooding issues in MAKI	Jim Smith/Kevin McIntosh	January 2015 BD	To remain on tracker until such time as issue is rectified	Report to Future AC
18.	Consultation on Jura Ferry	Pippa Milne/Stewart Clark (Jim Smith)	June 2015 AC		April 2017 AC
19.	Running Track, Meadows	Pippa Milne/Jim Smith	October 2015 AC	Track now in place – agreement between the Council and the Running Club to be finalised.	Email to Members to confirm when agreement finalised.
20.	Campbeltown CARS	Audrey Martin/James Lafferty	December 2015 AC	Report to come to future AC following submission of grant applications	Future AC
21.	Charity and Trust Funds	Peter Cupples	August 2016 AC	Report on further options for distribution	February 2017 AC
22.	Future Area Committee Dates	Shirley MacLeod		Annual report	Future AC
23.	Tarbert and Lochgilphead Regeneration Fund	Audrey Martin/Anna Watkiss		Update report	April 2017 AC

MID ARGYLL, KINTYRE AND THE ISLANDS – AGENDA ITEM TRACKER

	Report Title	Officer/Contact	Date added to	Notes	Action Required	
	meport raid		Tracker		riction noquinou	
24.	Grass Cutting – Proposed Changes	Jim Smith/Tom Murphy	August 2016 AC	Head of Roads and Amenity Services to attend the AC in December to provide information on all Amenity Service Budget Reductions in the MAKI area	As a result of the decision of the EDI Committee on 10/11/2016, the Chair has agreed that this item be discussed at the February 2017 AC	
25.	Moving On Mid Argyll (MOMA)	Rev. David Carruthers (Chair) & May Taylor (Secretary) Email:- emailmay@btinternet.com	October 2016 AC	Presentation outlining the work the group carries out in the local community	March 2017 BD	
26.	Auchinlee Care Home	Christina West/John Dreghorn, Health and Social Care Partnership	December 2017 AC	Report outlining contingencies in view of closure	Report to be brought to future Area Committee meeting when final outcome on the possible closure is known.	
27.	Commemoration of World War One	Graeme Forrester/Shona Barton	December 2017 AC	Report outlining works undertaken by World War One Steering Committee	Future AC	
28.	CHORD Surplus Funding	John Gordon	December 2017 AC	Report outlining dispersal options for surplus CHORD funds including full recommendations from Policy and Resources Committee	February 2017 AC	
29.	Tarbert and Skipness Community Trust – Disbursement of Community Funds	Shona Barton	January 2017	Report outlining nomination options for a Ward 2 Member to stand on the Disbursement Committee	Future AC	

Page 37

MID ARGYLL, KINTYRE AND THE ISLANDS – AGENDA ITEM TRACKER January 2017

MID ARGYLL, KINTYRE AND THE ISLANDS – ITEMS REMOVED FROM TRACKER								
Report Title	Officer/Contact	Date added to	Notes	Action Required				
		Tracker						

This page is intentionally left blank