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**CAMPBELTOWN TOWNSCAPE HERITAGE INITIATIVE – END OF PROJECT  
REPORT**

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**1.0 EXECUTIVE SUMMARY**

The purpose of this report is to provide members with a review of the Campbeltown Townscape Heritage Initiative (THI). The project was completed on the 30<sup>th</sup> June 2016 within budget and with all outputs met. All funding has been secured from the Heritage Lottery Fund and other funding partners.

The main aim of the THI was to provide a sustainable economic future for Campbeltown, recognising the value of its built heritage whilst making it a better place to live, work and visit.

The THI has proven to be a hugely successful heritage led regeneration project, which has significantly improved the appearance of Campbeltown town centre whilst enhancing the conservation area. A total of 31 grants were offered totaling £1.4million. This generated over £7million of work to over 20 buildings and has led to the successful award of funding from Historic Environment Scotland for a second Conservation Area Regeneration Scheme (CARS) for Campbeltown.

**1.1 RECOMMENDATION**

It is recommended that the Mid Argyll, Kintyre and the Islands Area Committee note the content of the report.

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## **2.0 INTRODUCTION**

- 2.1 The purpose of this report is to provide members with a review of the Campbeltown Townscape Heritage Initiative (THI). The project ended on the 30<sup>th</sup> June 2016.
- 2.2 Campbeltown THI was delivered within budget and with all outputs met. All funding has been secured from the Heritage Lottery Fund and other funding partners.

## **3.0 RECOMMENDATIONS**

- 3.1 That the Mid Argyll, Kintyre and the Islands Area Committee note the content of the report.

## **4.0 DETAIL**

- 4.1 The purpose of the THI was to bring about regeneration of the historic town centre of Campbeltown through investment in the heritage assets within the area coupled with complementary initiatives to support existing uses, create new uses and promote a framework of business and training structures to secure a sustainable, thriving, long term future for the town centre. The main aim was to provide a sustainable economic future for Campbeltown, recognising the value of its built heritage whilst making it a better place to live, work and visit. The provision of a dedicated project officer and support staff has been critical to the successful delivery of the THI.
- 4.2 Campbeltown Townscape Heritage Initiative (THI) has proven to be a hugely successful heritage led regeneration project, which has significantly improved the appearance of the built fabric of the centre of Campbeltown whilst enhancing the conservation area. The THI incorporated the Campbeltown Conservation Area Regeneration Scheme (CARS) Round 1 budget (minus the CARS funding that had already been committed). A total of 31 grants were offered totalling £1.4million. This generated over £7million of work to over 20 buildings and has led to the successful award of funding from Historic Environment Scotland (HES) for a second CARS for Campbeltown town centre.

- 4.3 The main funding partnership included the Heritage Lottery Fund (HLF), Argyll and Bute Council including CHORD, Historic Environment Scotland (HES), Argyll and the Islands LEADER and Highlands and Islands Enterprise. In addition to this building owners contributed towards the cost of repairs to their properties.
- 4.4 Two key buildings and five target buildings were completed. Notable achievements include; the repair and conservation of Campbeltown Town Hall; over 2,000 square metres of vacant floorspace being brought back into sustainable use, the Old Schoolhouse that now provides backpacker accommodation and two derelict tenement buildings were refurbished providing 8 quality one bedroom flats and 3 commercial units (including 50-52 Main Street/2 Cross Street that was saved from demolition); the re-opening of the Royal Hotel providing four star accommodation and a number of shopfront improvements have enhanced the historic town centre. On the back of the THI a number of new businesses have opened and jobs have been created.
- 4.6 Some of the key statistics include:
- 31 grants offered totalling £1.4million;
  - £7 million being spent on town centre buildings;
  - over 2,000 square metres of vacant floorspace brought back into use;
  - 17 shopfronts refurbished;
  - 40 local contractors involved over in the work;
  - 300 people benefited from training; and
  - over 1000 people engaged with.
- 4.7 The THI has generated many wider benefits, from historic walking tours to the promotion of building maintenance and repair. The following pieces of work and wider benefits have been delivered:
- Publication of the Campbeltown Tenement Maintenance Guide to encourage tenement owners to work together to safeguard the future of their properties;
  - Through partnership working with Housing Services, the council has helped form 24 Owners Associations. Each group is now taking an active interest in maintaining and repairing their buildings;
  - Fourteen traditional skills training courses were delivered in Campbeltown to local contractors and building professionals;
  - Through the delivery of events and training courses for all ages including local school children we have increased the communities awareness of its heritage and the role they have to play in safeguarding it for future generations;
  - Facilitation of the Campbeltown Heritage Trail Group. The volunteer group delivers free historic and architectural walking tours during the summer months. Since 2010 over 600 people have participated;
  - The Picture House – The THI Project Officer has assisted members of the Campbeltown Community Business Board with the Picture House project, offering advice and guidance on the development and delivery of heritage led regeneration projects.

- Future Jobs Fund – During 2010 and 2011 the THI secured funding to employ 4 Future Jobs Fund employees on six month contracts including a town centre handyman and an Administration Assistant;
- CARS Round 6 – In early 2015 the council secured funding from Historic Environment Scotland for another CARS that will run until 2020. The £2.2million scheme aims to build on the success of the THI, concentrating on prominent tenements in and around Main Street.

4.8 The THI has secured a number of awards including:

- Surf Town Centre Regeneration Awards 2013 (runner up).
- Scottish Empty Homes Champion of the Year Award 2014 for 13-15 Kirk Street.
- Council Employee Excellence and Recognition Awards 2015 – Strong and Sustainable Communities.
- Campbeltown Town Hall secured the ‘Judges Award’ at the Herald Property Awards 2016.
- Scottish Empty Homes Champion of the Year Awards 2016; 50-52 Main Street/2 Kirk Street secured the ‘Outstanding Project’ award.
- Council Employee Excellence and Recognition Awards 2016 – THI Project Officer James Lafferty received 3 awards; Employee of the Year, Outstanding Achievement and the Chief Executives Award.

## 5.0 CONCLUSION

5.1 Campbeltown THI has proved to be a hugely successful heritage led regeneration project that has played a key role in enhancing the built fabric and appearance of Campbeltown town centre whilst enhancing the conservation area. It has provided further evidence that long term commitment to town centre regeneration projects can yield major improvements in the infrastructure and fabric of our towns providing attractive and vibrant town centers for businesses, residents and businesses, assisting the local economy and improving the quality of life for our local communities and visitors.

## 6.0 IMPLICATIONS

6.1 **Policy** – key objectives of the Local Outcomes Improvement Plan and Economic Development Plan supporting town centre regeneration have been met.

6.2 **Financial** – The THI was completed as per the agreed budget:

<b>Cost Heading</b>	<b>Agreed costs</b>	<b>Final costs</b>
Building Repairs	£504,512	£504,512
Restoring Architectural Detail	£52,488	£52,488
Bringing Empty Historic Floor-space into use	£815,738	£815,738
Staff Costs & Overheads	£232,043	£232,043
Complementary Initiatives	£59,290	£59,290

<b>Total costs</b>	<b>£1,664,071</b>	<b>£1,664,071</b>
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- 6.3 **Legal** – The Legal Services Section provided advice and support at different stages of the project including; the preparation of THI third party grant contracts, standard security arrangements for large grants, asset transfer of Campbeltown Town Hall and the back to back legal agreement for 50-52 Main Street/2 Cross Street. Without this support it would not have been possible to deliver some of these projects.
- 6.4 **HR** – none
- 6.5 **Equalities** – none
- 6.6 **Risk** – There are no risks outstanding. During the delivery phase risks were managed in accordance with both Heritage Lottery Fund reporting requirements and CHORD reporting requirements.
- 6.7 **Customer Service** – The Council has been successful in delivering due diligence in the administration of THI grants funding and in providing the public with information on all aspects of the project.

**Executive Director of Development and Infrastructure Services: Pippa Milne**

**Policy Lead for Economic Development: Aileen Morton**

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9 October 2016