

Tarbert and Lochgilphead Regeneration Fund

1.0 EXECUTIVE SUMMARY

- 1.1 The Argyll and Bute Council 2016-17 Budget included an announcement of a £3 million area regeneration fund to be focused upon the Mid Argyll area. Policy and Resources Committee identified criteria and objectives for the funding, including the area of focus and the desire to deliver a small number of larger projects. This report provides an overview of the progress made to date. At this stage the assessment of to enable to differentiate between the potential projects and outline and full business cases will be required before final approvals can be obtained.
- 1.2 There has been an excellent response to discussions with community organisations about the potential projects with a good number of projects put forward. The Tarbert and Lochgilphead Regeneration Fund is however limited and has a specific focus and criteria; it cannot therefore deliver all of the projects put forward.
- 1.3 As approved in the report to Policy and Resources Committee on 12th May 2016, rather than replicate previous community consultation events, information has been gathered through existing initiatives as well as through meetings with existing community groups.
- 1.4 Each settlement has a number of potential projects being proposed and the Council need to make a judgement about the suitability of each in relation to this fund as it will not be possible to fund all of the proposals. To inform members in their decisions on which projects should be shortlisted an assessment process has been undertaken.
- 1.5 13 potential projects within Tarbert and 29 potential projects within Lochgilphead and Ardrishaig were put forward; these are listed in Appendix 1. Due to the large number of projects a two stage assessment process was undertaken. At the first stage of assessment, an initial sift on all of the suggested projects to identify those projects which could be defined as large was undertaken, this related back to the Policy and Resources decision that the focus should be larger projects. Attached at Appendix 1 is the stage 1 scoring which has been finalised following discussions with and input from local members during September 2016.
- 1.6 As a result of the stage 1 scoring process 9 projects in Tarbert and 15 in

Lochgilphead and Ardrishaig moved forward to be further assessed. The stage 2 assessment is more complex and aims to consider a wider range of issues. The criteria agreed by Policy and Resources Committee were incorporated into the main elements to be considered by the Council when developing a business case – impact, affordability, deliverability and risk. The criteria were agreed with local members at the MAKI Business Day in November 2016. The scoring methodology for stage 2 is shown at Appendix 2 and a summary of the stage 2 assessment is included at Appendix 3, the full assessment is available online at www.argyll-bute.gov.uk/tarbert-and-lochgilphead-regeneration-fund.

- 1.7 The assessment undertaken is based upon the criteria set out for this particular fund and does not reflect the value of the projects to the local community or their attractiveness to other potential funders. However in preparing an outline business case, costs will be incurred which will impact the amount of funding available for the delivery of the projects themselves. It is therefore necessary to significantly reduce the number of projects being shortlisted for feasibility work and outline business case development.
- 1.8 Based on the assessment undertaken, including the feedback received from Members during informal meetings and the recent Business Day, the following projects are proposed for shortlisting for further feasibility works.

Community	Project Ref.	Project
Tarbert	T02	Barmore Road (A83)/Garvel Road junction improvement
	T10	Pavement/public realm improvements
	T07 or T11	Indoor bowling facility/sports hub or Harbour facilities
Lochgilphead	LA01	Ardrishaig – Lochgilphead Cycling Link
	LA10	Lochgilphead Front Green
	LA11	Argyll Street
Ardrishaig	LA13	Ardrishaig North Public Realm Improvements
	LA16	Ardrishaig South Public Realm Improvements
	LA17	Gleaner Oil Site

- 1.9 It is not expected, at this stage, that it will be possible to take forward all of the projects on this shortlist within the budget allocated but once additional information relating to cost, viability, impact, affordability, deliverability and risk is available it will be clearer which projects are feasible and what can be achieved with the funding available.
- 1.10 A budget of up to £250,000 is recommended to undertake this stage of work although it will of course be delivered at the lowest cost possible. At this stage the work will be limited to investigating the feasibility of projects, undertaking any initial design work and obtaining more detailed costings, no delivery work will be undertaken without further approval.

- 1.11 It is hoped to be in a position to develop outline business cases over the next 6-12 months and these will be brought back to Committee with an update on the expected impacts, affordability, deliverability and risk anticipated. An interim update for Committee is proposed for April 2017. If approved, procurement of the relevant services to deliver the project, obtaining of consents and final Committee approval of a full business case will all need to be undertaken before the projects can physically commence.
- 1.12 The Tarbert and Lochgilphead Regeneration Fund offers an important opportunity to support proposals which aim to deliver regeneration and/or economic opportunities within the Mid Argyll area. A structured assessment to focus on those projects which are most likely to meet the criteria agreed by the Policy and Resources Committee has been undertaken. The three potential projects within each community which score highest are identified and it is recommended that these are taken forward for further assessment.
- 1.13 Members of the Mid Argyll, Kintyre and the Islands Area Committee are asked to:
1. 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;
 3. 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 the potential projects identified in Paragraph 4.25 as the projects which score highest in the assessment and confirm which of the Tarbert projects should progress. 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;
 6. Note that an update report will be provided to MAKI Area Committee at the April 2017 meeting.

Tarbert and Lochgilphead Regeneration Fund

2.0 INTRODUCTION

2.1 The Argyll and Bute Council 2016-17 Budget included an announcement of a £3 million area regeneration fund to be focused upon the Mid Argyll area. Policy and Resources Committee identified criteria and objectives for the funding, including the area of focus and the desire to deliver a small number of larger projects. This report provides an overview of the progress made to date in gathering and assessing potential projects as well as identifying those projects which score highest through the assessment process and how they can be progressed. At this stage the assessment of to enable to differentiate between the potential projects and outline and full business cases will be required before final approvals can be obtained.

2.2 There has been an excellent response to discussions with community organisations about the potential projects with a good number of projects put forward. The Tarbert and Lochgilphead Regeneration Fund is limited and has a specific focus and criteria; it cannot therefore deliver all of the projects put forward. There are however other external opportunities for funding which can help to deliver the projects. Whilst it will not be possible to support all of the proposed projects through the Tarbert and Lochgilphead Regeneration Fund, these projects remain valid and Council support, including through the Social Enterprise Team and Business Gateway, will remain available to help community organisations progress their projects where they are not the focus of the Tarbert and Lochgilphead Regeneration Fund going forward. Priority will be given to projects that support council policy including the Local Economic Development Action Plan.

3.0 RECOMMENDATIONS

- 3.1 Members of the Mid Argyll, Kintyre and the Islands Area Committee are asked to:
1. 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;
 3. 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 the potential projects identified in Paragraph 4.25 as the projects which score highest in the assessment and confirm which of the Tarbert projects should progress. 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;
 6. Note that an update report will be provided to MAKI Area Committee at the April 2017 meeting.

4.0 DETAIL

- 4.1 The initial criteria for the Tarbert and Lochgilphead Regeneration Fund were agreed by Policy and Resources Committee on 12 May 2016 and have been used to inform the consideration of proposed projects. The agreed main objective for the Fund is:

To promote the regeneration and/or economic development of the Mid Argyll area

- 4.2 The agreed criteria for assessment, as confirmed by Policy and Resources Committee, are:
 - Their ability to create jobs, grow the population and/or stimulate private sector activity that will deliver these results;
 - Extent to which they support the delivery of the Single Outcome Agreement (SOA) particularly in terms of the overall objective (Argyll and Bute's economic success is built on a growing population) as well as long-term outcomes 1, 2 and 3 (The economy is diverse and thriving; We have infrastructure that supports sustainable growth; and education, skills and training maximises opportunities for all);
 - Whether the proposal is included within the Council's MAKI Economic Development Action Plan;
 - The amount of match funding from partners;
 - Demonstration of SMART economic and social outcomes for each community; and/or
 - Their contribution to overcoming barriers to economic growth and sustaining prosperous communities.

These have been incorporated into the scoring mechanism.

- 4.3 The report also highlighted that in order to maximise the benefit from the fund it was intended that a small number of larger projects would be progressed.
- 4.4 The area which would be the focus of this funding would be the Main Town of Lochgilphead and Ardrishaig and the Key Settlement of Tarbert and the areas immediately surrounding them.

Potential Projects

- 4.5 A large number of projects have been put forward for consideration under this fund, 42 in total, see Appendix 1.
- 4.6 As approved in the report to Policy and Resources Committee on 12th May 2016, rather than replicate previous community consultation events, information has been gathered through existing initiatives such as the Crinan Canal Charrette, Mid Argyll Initiative (MAi Plan) and Community Action Plans to inform the proposals coming forward. All of these plans have been through public consultation in the target communities in 2015 or early 2016.
- 4.7 In identifying potential projects discussions have been held with:
- Ardrishaig Community Council (ACC)
 - Ardrishaig Community Trust (ACT)
 - Dalriada Arts and Culture (DAC)
 - Lochgilphead Community Council (LCC)
 - Lochgilphead Phoenix Project (LPP)
 - Mid Argyll Community Pool (MAC)
 - Mid Argyll Initiative (MAI)
 - Mid Argyll Youth Development Services (MAYDS)
 - Scottish Canals (SC)
 - Tarbert and Skipness Community Council (TSCC)
 - Tarbert and Skipness Community Trust (TSCT)
 - Tarbert Harbour Authority (THA)
 - Mid Argyll and Kintyre and the Islands Councillors.
- 4.8 The following documents and consultations have also been taken into consideration:
- Crinan Canal Corridor Charrette Report and Draft Action Plan – June 2016
 - Tarbert and Skipness Community Action Plan 2016 – 2021 – informed by priorities highlighted by TSCT and TSCC
 - Tarbert Harbour Authority Strategic Plan – May 2016
 - Lochgilphead: Looking to the Future – February 2016
- 4.9 A separate report is being made to Committee on the Crinan Corridor Charrette and the specific proposals coming from the local communities as a result of the consultation events.
- 4.10 Each settlement has a number of potential projects being proposed and the Council need to make a judgement about the suitability of each in relation to this fund as it will not be possible to fund all of the proposals. To inform members in their decisions on which projects should be progressed, an assessment process has been undertaken. Relevant information has been collated regarding the proposed projects to present to Councillors. In undertaking this assessment, the most current and up to date information at the time of assessment has been used although additional information may also be available which has not been provided or was not made available at the time of assessment.

Scoring Projects

- 4.11 The mechanism outlined below has been developed taking into account the

criteria set down in the report approved by Policy and Resources Committee on 12 May 2016, the key elements identified in the Council's Capital Projects Scoring Mechanism – impact, affordability, delivery and risk – as well as the scoring mechanism previously identified for the consideration of the CHORD projects.

- 4.12 The report to Policy and Resources Committee confirmed that the focus should be on a small number of large projects. It is therefore likely that only a handful of projects will receive the bulk of the funds, hopefully for projects that deliver substantial outcomes and help to grasp significant economic opportunities. This plainly makes for very difficult decisions and the aim of scoring the projects against a set criteria is to help to ensure that the Council moves ahead with the most important and feasible projects which offer the best value for money for this one off opportunity to regenerate the towns and key settlements of Mid Argyll. It also helps to ensure that the preferred projects are identified in a consistent and rational way which is transparent to those who may be interested in the process.

Stage One

- 4.13 13 potential projects within Tarbert and 29 potential projects within Lochgilphead and Ardrishaig were put forward and were assessed; these are listed in Appendix 1.
- 4.14 Due to the large number of projects a two stage assessment process was undertaken. At the first stage of assessment, an initial sift on all of the suggested projects to identify those projects which could be defined as large was undertaken, this related back to the Policy and Resources decision that the focus should be larger projects. This should also help to focus attention on those projects which are most likely to meet the main objective of the fund.
- 4.15 The number of expected deliverables as a result of the project has been used to help to define those which are larger scale and most likely to deliver most impact. Where a potential project is expected to deliver 3 or more benefits then it was classed as a large project at this stage. Whilst this is a fairly simplistic way to look at this definition, it is sufficient to enable identification of those potential projects which are most likely to bring about more benefits to local communities.
- 4.16 Stage 1 also considered whether the proposed projects are located within the correct geographic area (i.e. Lochgilphead and Ardrishaig, Tarbert or their immediate surrounding areas), whether work has already commenced (which may indicate that this source of funding is not required to deliver the project) and also whether additional match funding might be attracted to the project (since this would allow more of the projects to be delivered).
- 4.17 In order to progress to stage 2, projects were expected to deliver at least 3 benefits and have a positive response on at least 2 out of the 3 other criteria. Attached at Appendix 1 is the stage 1 scoring which has been finalised following discussions with and input from local members during September 2016. As a result of the stage 1 scoring process 9 projects in Tarbert and 15

in Lochgilphead and Ardrishaig moved forward to be further assessed.

Stage Two

- 4.18 The stage 2 assessment is more complex and aims to consider a wider range of issues. The criteria agreed by Policy and Resources Committee were incorporated into the main elements to be considered by the Council when developing a business case – impact, affordability, deliverability and risk. The criteria were agreed with local members at the MAKI Business Day in November 2016.
- 4.19 Please be aware that the information contained within the scoring is as accurate as it has been possible to obtain at this stage however very few of the proposed projects have the benefit of initial design works or costings being completed. It has therefore been necessary to make a number of assumptions regarding how the proposed projects might progress, what specifications may be required and how this would impact costs. For example, costs have been obtained from indicative average costs and may be increased or decreased depending upon specifications. It should therefore be noted that the information provided at this stage may not reflect the final project detail but is put forward to enable comparison between the projects.
- 4.20 It should also be noted that where potential sources of external funding have been indicated there is no certainty that this will be achieved or that alternative funds may be available. Where match funding can be secured there is the opportunity to add value to the proposed projects and deliver more through the Tarbert and Lochgilphead Regeneration Fund. Most application processes for external funding are however increasingly competitive and it may not be possible to access match funding as hoped.
- 4.21 Impact, affordability, deliverability and risk have been weighted equally. Whilst it is important to understand the anticipated benefits against the likely costs it is just as important to consider the deliverability of a project and whether there are significant risks associated with the proposals. The scoring methodology for stage 2 is shown at Appendix 2 and a summary of the stage 2 assessment is included at Appendix 3. Due to the large amount of data included in the stage 2 assessment, it is not possible to replicate it all within this report, printed copies will therefore be provided at the Committee meeting and a copy is available online at www.argyll-bute.gov.uk/tarbert-and-lochgilphead-regeneration-fund.
- 4.22 The assessment undertaken is based upon the criteria set out for this particular fund and does not reflect the value of the projects to the local community or their attractiveness to other potential funders. Many of the projects put forward have merit and it is a reflection of the community support for the Regeneration Fund that this assessment process to identify those projects which should be shortlisted for further assessment and consideration has been required.

Shortlisted Projects

- 4.23 Given the focus on a small number of larger projects, the purpose of the stage 2 assessment is to help to produce a shortlist of projects to take forward through additional feasibility work. In preparing an outline business case,

costs will be incurred which will impact the amount of funding available for the delivery of the projects themselves. It is therefore necessary to significantly reduce the number of projects being shortlisted for feasibility work and outline business case development and the stage 2 assessment is designed to assist in this process.

- 4.24 Not all of these will receive funding to enable delivery, some may not be feasible and others may receive only a contribution towards the overall costs. This will be further considered through the outline business case development stage.
- 4.25 Based on the assessment undertaken, including the feedback received from Members during informal meetings and the recent Business Day, the following projects score the highest and are therefore expected to most meet the main criteria of the fund, including the focus that a small number of larger scale projects be delivered. It is proposed that the following projects are shortlisted for further feasibility works.

Community	Project Ref.	Project
Tarbert	T02	Barmore Road (A83)/Garvel Road junction improvement
	T10	Pavement/public realm improvements
	T07 or T11	Indoor bowling facility/sports hub or Harbour facilities
Lochgilphead	LA01	Ardrishaig – Lochgilphead Cycling Link
	LA10	Lochgilphead Front Green
	LA11	Argyll Street
Ardrishaig	LA13	Ardrishaig North Public Realm Improvements
	LA16	Ardrishaig South Public Realm Improvements
	LA17	Gleaner Oil Site

- 4.26 The proposed shortlisted projects in Lochgilphead and Ardrishaig all relate to proposals which came out of the Crinan Canal Corridor Charrette process. Public consultation on the charrette proposals helped to identify the top five priority projects, four of which are included in the list above - the cycle link, Lochgilphead Front Green, Argyll Street and Gleaner Oil Site. The cycle link scores the same as other projects in Lochgilphead but because it was identified as a priority during the charrette consultation this project has been included within the proposed shortlist. The fifth public priority from the charrette was marine tourism facilities in Ardrishaig and whilst this was considered within the stage 2 assessment it has not scored as highly in this assessment, largely due to the high number of unknowns associated with the proposal at this stage.
- 4.27 We are aware that there is an existing proposal to replace the play equipment on the Front Green with funding being identified by the local community. The inclusion of the Lochgilphead Front Green would, in principal, not stop this community project progressing although if the Front Green proposals were to progress Argyll and Bute Council would look to work closely with the community

group delivering the upgrades to the play equipment.

- 4.27 Members should be aware that there has been a direct request from the Tarbert Bowling Club for money to be released for feasibility work. At this stage it would appear premature to allocate any funding to individual projects until the shortlisted projects, as above, have been confirmed by Committee. Any funding allocated at this stage would impact on the funds available to deliver projects and should therefore be focused on those projects which it is hoped will be progressed through the Tarbert and Lochgilphead Regeneration Fund.
- 4.28 Members will note that the indoor bowling facility scores the same as the harbour facilities and members are asked to determine which is the most appropriate to proceed on the shortlist. Both organisations are keen to progress proposals. The bowling facility is expected to be able to attract match funding and would serve the wider west Argyll bowling community but requires work to undertake initial feasibility assessments and develop the proposals. The first phase of harbour facilities is more progressed with some consents in place and the Harbour Board indicating that they would be able to contribute towards the costs. The longer term project to replace the East Pier does however impact upon the affordability of the proposal and introduces additional risks.

Delivering the projects

- 4.28 It is not expected, at this stage, that it will be possible to take forward all of the projects on this shortlist within the budget allocated. However once additional information relating to cost, viability, impact, affordability, deliverability and risk is available, it will be clearer which projects are feasible and what can be achieved with the funding available.
- 4.29 This work will include undertaking initial concept design and feasibility work, as required, which will help to confirm the costs associated with the projects and will in turn inform an outline business case. For some of the projects, consultants will need to be engaged as the technical expertise may not be available within the Council; even where in house services are used costs may be associated. Where projects are being led by other partner organisations, any works undertaken will need to be agreed by Argyll and Bute Council before work commences and will need to provide specific information required to inform an outline business case.
- 4.30 Costs associated with undertaking this initial feasibility and concept design work will need to be covered by the Regeneration Fund. A budget of up to £250,000 is recommended to undertake this stage of work although it will of course be delivered at the lowest cost possible. At this stage the work will be limited to investigating the feasibility of projects, undertaking any initial design work and obtaining more detailed costings, no delivery work will be undertaken without further approval. Once details of projects are known a more comprehensive search of potential match funding can also be undertaken and funding applied for.
- 4.31 Developing outline business cases, securing funding, co-ordinating consultants and ensuring that the project progresses within the timescale and budget

estimates will also require staff resource. There may be an increased risk to successfully delivering the projects if too many potential projects are taken forward or there is insufficient resource to support delivery. To address this issue, investigation is ongoing into the possibility of a partnership approach to funding a co-ordinator post which would have responsibility for assisting with the delivery of the selected Regeneration Fund projects over a fixed term. A partnership approach is being examined with Scottish Canals and details are still to be confirmed. It is proposed that part of the Regeneration Fund development costs will be utilised to support the Council's contribution to this post should it proceed and once the list of projects which will be taken forward has been confirmed.

- 4.32 It is hoped to be in a position to develop outline business cases over the next 6-12 months and these will be brought back to Committee with an update on the expected impacts, affordability, deliverability and risk anticipated. An interim update for Committee is proposed for April 2017. If approved, procurement of the relevant services to deliver the project, obtaining of consents and final Committee approval of a full business case will all need to be undertaken before the projects can physically commence.
- 4.33 Whilst the Council is responsible for the distribution of the Tarbert and Lochgilphead Regeneration Fund, all of the communities eligible for the Regeneration Fund are also benefiting from community benefit funds or community investment payments in relation to local renewable energy schemes. As the projects move forward it may be possible to work with the local community groups to help to build their capacity in relation to delivering projects so that they are able to continue to deliver additional community priorities beyond the scope of the Regeneration Fund. The form that this capacity building will take will depend upon the projects taken forward but it may include community organisations delivering all or elements of a project with Council support or offering skills sessions in which local communities can participate.

5.0 CONCLUSION

- 5.1 The Tarbert and Lochgilphead Regeneration Fund offers an important opportunity to support proposals which aim to deliver regeneration and/or economic opportunities within the Mid Argyll area.
- 5.2 A large number of projects have been put forward and it is not possible to progress all of these suggestions. A structured assessment has been completed to focus on those projects which are most likely to meet the criteria agreed by the Policy and Resources Committee. The three potential projects within each community which score highest are identified and it is recommended that these are taken forward for further assessment.

6.0 IMPLICATIONS

- 6.1 Policy – the proposed fund will offer the opportunity to support the objective

and long term outcomes of the Single Outcome Agreement as well as the MAKI Economic Development Action Plan, Local Development Plan and other Council policy as may be relevant to specific proposals.

- 6.2 Financial – An allocation of £3m was identified in the 2016/17 budget for regeneration and economic sustainability in the settlements of Lochgilphead and Ardrishaig and Tarbert and their surrounding areas. The allocation is a capital fund and to date none of this funding has been used however the next stage will draw from the allocation, up to £250,000 is identified for feasibility and initial design works.
- 6.3 Legal – none at this time.
- 6.4 HR – staff within the Economic Development and Strategic Transportation Service will administer the fund on behalf of the MAKI Area Committee. Support from other teams across the Council has been given during the scoring process and will continue to be required as further investigation and project delivery proceeds.
- 6.5 Equalities – none at this time.
- 6.6 Risk - If the most appropriate projects are not correctly identified at this stage then the policy objectives may not be achieved and the impact desired from the Regeneration Fund will not be achieved. If the projects are not appropriately scoped out and resourced then this could impact on their delivery. If funding is allocated on an ad hoc basis then further requests could be received. The risks will be updated once the shortlisted projects are confirmed and there is a clearer indication as to which projects are proceeding.
- 6.7 Customer Service – none at this time.

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10 November 2016

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APPENDIX 1 – Stage 1 Assessment
APPENDIX 2 – Stage 2 Assessment Proposed Scoring
APPENDIX 3 – Stage 2 Assessment

APPENDIX 1 Stage 1 Assessment

Project Name	Project Location	Ref	Project Description	Promoted by	In progress?	Related to settlements?	Potential to attract match funding?	Anticipated deliverables	No. of deliverables	Progress to Stage 2?
Ardrishaig-Lochgilphead Cycling Link	Lochgilphead & Ardrishaig	LA01	Extend cycle and pedestrian path from Crinan Canal to Lochgilphead Joint Campus and to Pier Square in Ardrishaig	CCC LCC MAI	No	Yes	Yes	Improved walking and cycling link Opportunities for active travel. Improved links between communities with potential links beyond Joint Campus and into Kilmory Woodland Park	3	Yes
Bishopton Road Junction Improvements	Lochgilphead	LA02	Create a safer crossing point at junction of Bishopton Road and Oban Road	CCC	Yes - Strategic Transportation Team leading work to improve	Yes	Yes	Improved walking and cycling link	1	No
Lochgilphead-Cairnbaan Path	Lochgilphead & Cairnbaan	LA03	Establish footpath on west bank of canal between Lochgilphead and Cairnbaan to provide circular route	CCC	No	Yes	Yes	Improved walking and possibly cycling link	1	No
Signage	Lochgilphead & Ardrishaig	LA04	Develop signage for Crinan Canal from main arterial routes and to and from nearby destinations	CCC MAI	Yes - Scottish Canals have submitted applications for brown signs	Yes	No	Provision of signs leading to greater awareness of Crinan Canal and surrounding attractions. Increase visitor awareness and visitor numbers	2	No

Events programme	Lochgilphead & Ardrishaig	LA05	Develop programme of events focusing on Loch Gilp and Crinan Canal Develop enhanced marine facilities to accommodate leisure craft such as step ashore pontoons, consideration of existing timber operations required	CCC LCC	Yes - Numerous groups delivery events	Yes	Yes	No. of events - to be determined Potential increase in visitor numbers if events attract those outside the area	2	No
Marine Tourism Facilities	Ardrishaig	LA06	Proposals for an Arts and Cultural Centre to house Richard De Marco's Argyll Collection together with other facilities but arts and cultural facilities could alternatively be combined within a number of venues some already existing	CCC MAI	No	Yes	Yes	Provision of boat berths - no. to be determined Potential increase in visitor numbers Opening up of Ardrishaig Waterfront Potential for improved access to shore for existing water sport clubs	4	Yes
Art and Cultural Facilities	Lochgilphead	LA07	Review parking provision, to include coaches, and improve appearance of main car park	CCC DAC MAI LCC	No	Yes	Yes	Assuming a centre based on Dalriada Arts and Culture Proposals: Exhibition space - lead exhibition Demarco Argyll Collection Learning facilities Art studio space Restaurant/café Auditorium Commercial office space Landmark building Increased visitor numbers	8	Yes
Parking provision review	Lochgilphead	LA08		CCC	Yes - recently completed parking review	Yes	No	Additional range of parking provision Improved appearance of parking area Improved orientation for visitors	3	No

Corran Nature Area	Lochgilphead	LA09	Create walking routes across Corran area with interpretation for local wildlife and history	CCC	No	Yes	Yes	Improved walking facilities Control of invasive species	2	No
Lochgilphead Front Green	Lochgilphead	LA10	Improvements to Front Green to provide improved play and seating areas, improvement or replacement of toilet building and drainage/flood defence improvements	CCC LPP LCC MAI	No	Yes	Yes	LDP - AFA12/1 Dependent upon design: Improved play facilities Improved walking and cycling facilities Opportunity to improve drainage Possible flood mitigation measures Potential café/commercial opportunity Opportunities to improve/make more sustainable toilet provision Potential to increase visitor numbers	8	Yes
Argyll Street	Lochgilphead	LA11	Public realm improvements to pavements and parking areas Improvements to the Back Lanes area to provide an enhanced environment	CCC LCC	No	Yes	Yes	LDP - AFA12/1 Improved public realm Additional seating areas Enhanced cycling facilities	5	Yes
Lochgilphead Back Lanes	Lochgilphead	LA12	Improvements to waterfront, car park, road crossing and link to Canal	CCC LCC	No	Yes	No	LDP - AFA12/1 Improved public realm Potential to create additional employment space	3	Yes
Ardrishaig North Public Realm Improvements	Ardrishaig	LA13	Improvements to waterfront, car park, road crossing and link to Canal	CCC MAI	No	Yes	Yes	LDP - AFA12/5 Improved public realm Additional seating areas Improved walking and cycling links	5	Yes

Skate Park	Lochgilthead or Ardrishaig	LA14	Creation of skate park within Lochgilthead or Ardrishaig, ACT are looking at a site in Ardrishaig, MAYDS are looking at a site at Kilmory	CCC ACT MAYDS	No	Yes	Yes	Skating/biking facilities Potential health benefits from increased activities	2	No
Chalmers Street Shops and Flats	Ardrishaig	LA15	Improve appearance of these buildings and incorporate energy efficiency measures	CCC	No	Yes	Yes	AFA12/5 Improved public realm Energy efficiency improvements	3	Yes
Ardrishaig South Public Improvements	Ardrishaig	LA16	Improvements to Pier Square, Scottish Canals Works and Yard and The Stances	CCC	No	Yes	Yes	AFA12/5 Improved public realm Additional seating areas Improved walking and cycling links LDP - AFA12/5	4	Yes
Gleaner Oil Site	Ardrishaig	LA17	Redevelopment of vacant former oil site for mixed uses. Phase 1 - craft, food and drink. Phase 2 – uses could include residential and/or indoor recreation	CCC ACT ACC MAI	No	Yes	Yes	Removal of disused infrastructure Remediation of contaminated site Additional employment space Potential to provide town centre housing Opening up of waterfront Environmental improvements Potential to increase visitor numbers	8	Yes
Linnet Shed	Cairnbaan	LA18	Refurbishment of Linnet Shed building	CCC	No	Yes - surrounding only	Yes	No current, clear proposals	0	No

Bridge House Hotel	Ardrishaig	LA19	Refurbishment of former hotel to provide self-catering accommodation and community facilities	CCC	No	Yes	Yes	Refurbishment of vacant building Visitor accommodation Community facilities Environmental improvements Potential to increase visitor numbers	5	Yes
MAC Pool redevelopment	Lochgilphead	LA20	Extension of swimming pool to offer a wider range of leisure and sport activities and act as a hub for indoor activities in Mid Argyll. This location has the potential to form a connection between the town and the canal	CCC MACP MAI LCC	No	Yes	Yes	Additional community/visitor facilities Build sustainability of existing community asset Potential health and social benefits if additional users are attracted Potential to increase visitor numbers	4	Yes
Corran / Caravan site	Lochgilphead	LA21	Currently allocated for tourism/hotel but also identified location for cultural centre proposed by DAC	CCC	No	Yes	Yes	No current, clear proposals	0	No
Badden Area	Lochgilphead	LA22		CCC	No	Yes	Yes	PDA3009 No definite proposals but could link to LA07 Arts and Cultural Facilities	1	No
Clock Lodge	Lochgilphead	LA23	Refurbishment of Clock Lodge building	CCC LPP	No - initial wind/wat-ertight works but final use undetermined	Yes	Yes	Refurbishment and reuse of listed building LDP - PDA3013, AFA12/1 Other anticipated deliverables cannot be determined until final use is confirmed	2	No

Fiddlesticks	Lochgilphead Tayvallich & Kilmichael	LA24	Project aimed at teaching children fiddle playing together with visiting professionals and performances	DAC	No	Yes	Yes	Lessons in fiddle playing Concerts associated with programme	2	No
7,000 Oaks	Argyll	LA25	Proposal to create 7 community woodlands recreating Joseph Beuyes 7,000 oaks art installation	DAC	No	No - project is Argyll wide but may include a site within Mid Argyll		Community woodlands Potential to enhance biodiversity Potential improved walking facilities Potential to increase visitor numbers, if Joseph Beuyes link attracts people from outside the area	4	Yes
Ardrishaig Public Halls	Ardrishaig	LA26	Refurbishment of Public Hall and North Hall, with a focus on the Public Hall becoming fit for purpose as the principal performance venue for Mid Argyll	ACC ACT	No	Yes	Yes	LDP - AFA12/5 Improved North Hall Improved Public Hall Improved public realm outside of halls	4	Yes
Lochgilphead Community Hub	Lochgilphead	LA27	Develop the old primary school as a community hub	LCC	No	Yes	Yes	Additional community facilities Refurbishment of derelict building Other anticipated deliverables cannot be determined until final use is confirmed	2	No
Improved	Lochgilphead	LA28	Improve and	LCC	No	Yes	Yes	Improved walking and	2	No

walking and cycling routes in Lochgilphead			further develop existing forest trails and cycle paths and signage					cycling link Opportunities for active travel Already picked up through a number of more detailed project suggestions		
Reuse empty spaces	Lochgilphead	LA29	Use empty commercial space for pop-up shops and start up space Provide infrastructure to enable delivery of housing	LCC	No	Yes	No	LDP - AFA12/1 Improved public realm Potential to create additional employment space	3	Yes
Tarbert Housing Infrastructure - Easfield	Tarbert	T01	development site rear of playing field (H-AL 13/4) Improve junction of Garvel Road with Barmore Road (A83) to remove constraints to development in this part of Tarbert	TSCT	No	Yes	Yes	LDP - H-AL13/4 Circa 40-50 houses, which would help to support local facilities Improved footpath links Potential community woodland/open space	4	Yes
Barmore Road (A83)/Garvel Road junction improvement	Tarbert	T02	Improve junction of Garvel Road with Barmore Road (A83) to remove constraints to development in this part of Tarbert	TSCT THA	No	Yes	Not expected but further investigation required	LDP - AFA13/1 Improved access for existing premises Potential for additional housing development, subject to land availability Potential for further development of Tarbert Harbour facilities	4	Yes
Upgrade White Shore Path	Tarbert	T03	Upgrade White Shore Path to enable easier access	TSCT	Yes	Yes	No	Improvements to existing footpath	1	No
Carrick to West Loch Shores and Kennacraig Walking/Cycle Link	Tarbert	T04	Construct a pavement extension linking West Loch Shore and Kennacraig to existing pavement at Carrick	TSCT TSCC	No	Yes	Yes	Improved walking and cycling link Opportunities for active travel Improved links between communities with potential links to Kennacraig Ferry Terminal	3	Yes

Community Hub	Tarbert	T05	Develop community hub within former library building, to include offices for TSCT	TSCT	No	Yes	Yes	Visitor information/interpretation possibly linked to potential to increase visitor numbers Additional community meeting space Office accommodation for TSCT and other organisations	3	Yes
Car Parking	Tarbert	T06	Parking survey and additional car parking provision	TSCT TSCC THA	No	Yes	No	Additional parking provision Potential additional town centre visitors, if current parking is shown to significantly restrict visitor numbers	2	No
Indoor Bowling Facility	Tarbert	T07	Develop indoor bowling facility to provide facilities for clubs across the Kintyre and Mid Argyll area	TSCT	No	Yes	Yes	Additional leisure facility Potential to attract visiting bowling clubs and tournaments - approx. 500 bowlers in west Argyll Potential health and social benefits if additional users are attracted	3	Yes
Skipness Water Supply	Skipness	T08	Extend public water supply to Skipness	TSCT	No	Yes - surrounding area	Not expected although Scottish Water could be asked	Improved water quality for existing users Potential to enable additional development in Skipness area, scale of opportunity not confirmed	2	No

Skipness Bunkhouse	Skipness	T09	Development of bunkhouse at Claonaig to provide facility for walking and cycling routes and Arran Ferry users	TSCT	No	Yes - surrounding area	Yes	Bunkhouse facilities for those using walking and cycling routes Ferry waiting facilities Potential business opportunity associated with kiosk Potential to increase visitor numbers staying in Skipness area	4	Yes
Pavement/public realm improvements	Tarbert	T10	Improvements to pavement areas with extended paving areas outside eating establishments to enable outdoor seating to be provided Provision of new offices, toilet facilities, waste and marine services to enhance Tarbert Harbour. Also longer term project to replace East Pier	TSCC	No	Yes	Yes	LDP - AFA13/1 Potential business opportunities associated with outdoor seating areas Improved public realm	3	Yes
Harbour facilities	Tarbert	T11	Provision of Wi-Fi for harbour users	TSCT THA	No	Yes	Yes	LDP - AFA13/1 Improved facilities for harbour users Potential for additional business space Potential to increase visitor numbers	4	Yes
Tarbert Harbour Wi-Fi Service	Tarbert	T12	Provision of Wi-Fi for harbour users	THA	Yes - expected to be in place 2016	Yes	No	Improved facilities for harbour users	1	No

Tarbert flood defences

Tarbert

T13

Improvements to flood defences for the inner harbour area to alleviate the impact of tidal flooding

T SCT

No

Yes

No

Protect residential premises from impact of flooding
Protect businesses from impact of flooding
Help A83 and Harbour Street remain open during flooding conditions
Maintain access to Tarbert-Portavadie Ferry

4

Yes

- ACC Ardrishaig Community Council
- ACT Ardrishaig Community Trust
- CCC Crinan Canal Charrette
- DAC Dalriada Arts and Culture
- LCC Lochgilphead Community Council
- LPP Lochgilphead Phoenix Project
- MACP Mid Argyll Community Pool
- MAI Mid Argyll Initiative
- MAYDS Mid Argyll Youth Development Services
- THA Tarbert Harbour Association
- TSCC Tarbert and Skipness Community Council
- T SCT Tarbert and Skipness Community Trust

APPENDIX 2 – Stage 2 Assessment Proposed Scoring

	Maximum Score	Comment
Support for Council Policy (Impact)		
Overall SOA objective (P&R)	2	0 = would not contribute to this objective 1 = would contribute to this objective 2 = would contribute directly to this objective
1. The economy is diverse and thriving (P&R)	1	0 = would not contribute to this objective 1 = would contribute to this objective
2. We have infrastructure that supports sustainable growth (P&R)	1	
3. Education, skills and training maximises opportunities for all (P&R)	1	
Is the project in the MAKI EDAP? (P&R)	2	0 = is not in the MAKI EDAP 1 = not directly referenced but would support overall objectives 2 = is directly referenced in the MAKI EDAP
Does the proposal support delivery of the LDP?	1	0 = would not support an allocation in the LDP 1 = would support an allocation in the LDP
Other Council priorities or actions?	1	0 = is not in a Council plan 1 = is in a Council plan
Economic/Social Benefits (Impact)		
SMART outcomes expected from Project: (P&R)	8	Based on the number of deliverables identified at stage 1, work may be required to make these outcomes more SMART should the project proceed 0 = the project can be delivered without TLRF funding 1 = the project may be able to be delivered without TLRF funding 2 = delivers a project which could not be delivered without TLRF funding
Addresses market failure (P&R)	2	0 = not expected to deliver environmental regeneration 1-2 = delivers some environmental regeneration 3 = delivers environmental regeneration to currently degraded/derelict land
Environmental regeneration (P&R)	3	0 = not expected to support jobs 1 = expected to support jobs during construction 2 = expected to support jobs indirectly 3 = expected to create jobs directly
Supporting jobs (P&R)	3	-3 = A number of potential negative impacts identified -1--2 = Some potential negative impacts identified
Possible negative impacts:	0	0 = No potential negative impacts identified
IMPACT SCORE		25

Affordability

		0 = No cost to the Council if the project is not progressed 1-4 = Some costs to the Council if the project is not progressed 5 = Significant cost to the Council even if the project is not progressed
Unavoidable cost to council of doing nothing	5	No score allocated
Estimated Project Cost		0 = More than £1.5m 1 = £1.25m - £1.5m 3 = £1m - £1.249m 5 = £750,000 - £999,999
Estimated contribution from TLRP	5	3 = £500,000 - £749,999
Potential contributions from Private Sector (P&R)	5	1 = Less than £500,000 0 = 0%
	5	1 = 1-10% 2 = 11-20% 3 = 21-30% 4 = 31-40%
Potential contribution from other funders (P&R)	5	5 = 41% or more -2 = Significant likely revenue expenditure for the Council 0 = Some revenue expenditure anticipated 4 = No revenue implications
Revenue implications	5	5 = reduced revenue expenditure expected

AFFORDABILITY SCORE 25

Deliverability

Deliverable by 2020?	5	0 = not deliverable by 2020 5 = deliverable by 2020
Business plan developed?	2	0 = no business plan/feasibility works developed 1 = business plan/feasibility works developed but issues to be addressed 2 = business plan/feasibility works developed and no significant issues
Consents in place?	2	0 = no consents in place 1 = some consents in place 2 = all consents in place
Land ownership	4	0 = no indication of land owner support 1 = indicative landowner support 2 = formal agreement with landowner 3 = landowner is promoting 4 = Council is owner
Funding in place?	2	0 = no funding in place 1 = some funding in place or applied for 2 = all other funding in place
Technical concerns	4	0 = significant technical concerns 1-3 = some technical concerns works required to confirm that these can be resolved 4 = no technical concerns

Conflicts with other ongoing projects? 2
 Community support? 4
DELIVERABILITY SCORE 25

-2 = significant conflicts with ongoing project
 0 = likely conflicts with ongoing projects
 2 = no conflicts with other ongoing projects
 Based on the promoted by column from stage 1

Risks

Potential Risks 0
RISK SCORE 0

An identification of the possible risks
 -25 to -21 = works not undertaken before, significant risks expected
 -20 to -16 = increasing number of risks expected
 -15 to -11 = some risks expected
 -10 to -6 = non-routine but fewer risks anticipated
 -5 to 0 = routine works, very few risks anticipated

SCORE 75

P&R – criteria relating to those approved by Policy and Resources Committee and the main objective of the fund

APPENDIX 3 Stage 2 Assessment

Project	Ref		Impact	Affordability	Deliverability	Risk	Total
Tarbert							
Pavement/public realm improvements	T10	Tarbert	14	2	14	-5	25
Barmore Road (A83)/Garvel Road junction improvement	T02	Tarbert	11	3	15	-5	24
Indoor Bowling Facility	T07	Tarbert	10	14	10	-14	20
Harbour facilities	T11	Tarbert	13	10	15	-18	20
Carrick to West Loch Shores and Kennacraig Walking/Cycle Link	T04	Tarbert	13	10	11	-18	16
Community Hub	T05	Tarbert	11	10	9	-14	16
Skipness Bunkhouse	T09	Skipness	11	10	10	-17	14
Tarbert flood defences	T13	Tarbert	9	7	3	-13	6
Tarbert Housing Infrastructure - Easfield	T01	Tarbert	12	1	8	-17	4
Lochgilphead							
Lochgilphead Front Green	LA10	Lochgilphead	20	8	19	-7	40
Argyll Street	LA11	Lochgilphead	16	16	15	-9	38
Ardrishaig-Lochgilphead Cycling Link	LA01	Lochgilphead & Ardrishaig	13	8	16	-11	26
MAC Pool redevelopment	LA20	Lochgilphead	11	11	16	-12	26
7,000 Oaks	LA25	Argyll	11	8	13	-7	25
Lochgilphead Back Lanes	LA12	Lochgilphead	14	6	15	-11	24
Reuse empty spaces	LA29	Lochgilphead	11	7	12	-10	20
Art and Cultural Facilities	LA07	Lochgilphead	15	4	6	-24	1
Ardrishaig							
Gleaner Oil Site	LA17	Ardrishaig	23	13	14	-18	32
Ardrishaig North Public Realm Improvements	LA13	Ardrishaig	15	11	16	-11	31
Ardrishaig South Public Improvements	LA16	Ardrishaig	14	12	14	-11	29
Bridge House Hotel	LA19	Ardrishaig	14	9	15	-10	28
Ardrishaig Public Halls	LA26	Ardrishaig	13	10	16	-11	28
Chalmers Street Shops and Flats	LA15	Ardrishaig	12	10	11	-10	23
Marine Tourism Facilities	LA06	Ardrishaig	13	8	10	-19	12