

**CAMPBELTOWN CONSERVATION AREA REGENERATION SCHEME (CARS)
GRANT RECOMMENDATION OF AWARD AND PROGRESS UPDATE REPORT**

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to recommend an award of eight building repair grants to private owners for one building project and to provide a brief update on the progress of the Campbeltown Conservation Area Regeneration Scheme (CARS) Round 6.
- 1.2 This report recommends that offers of grant be made for repair works at Mclean Place West, 10-14 Main Street, Campbeltown.
- 1.3 The tenement at 10-14 Main Street, Campbeltown has been identified as a priority building repair project for Campbeltown CARS Round 6 and the recommended level of grant is available within the project budget agreed with Historic Environment Scotland. The total project cost is higher than initially projected by the Design Team as there is a requirement to carry out additional structural repairs and rot works at roof level. The application has been assessed and is fully compliant with the CARS project criteria.

1.4 RECOMMENDATION

That the Mid Argyll, Kintyre and the Islands Area Committee note the progress that has been made on the Campbeltown CARS Round 6 and agrees to award CARS grant funding of £295,307.07 to the owners of McLean Place West, 10-14 Main Street, Campbeltown for repairs to the building. Please refer to Appendix 1 for a full cost breakdown.

**CAMPBELTOWN CONSERVATION AREA REGENERATION SCHEME (CARS)
GRANT RECOMMENDATION OF AWARD AND PROGRESS UPDATE REPORT**

2.0 INTRODUCTION

- 2.1 The purpose of this report is to recommend an award of eight building repair grants to private owners for one building project and to provide a brief update on the progress of the Campbeltown Conservation Area Regeneration Scheme (CARS) Round 6. The property is known as McLean Place West, 10-14 Main Street, Campbeltown. There are eight owners. The applications have been assessed and are compliant with the CARS project criteria for building repair works.

3.0 RECOMMENDATIONS

- 3.1 That the Mid Argyll, Kintyre and the Islands Area Committee note the progress that has been made on the Campbeltown CARS Round 6 and agrees to award CARS grant funding of £295,307.07 to the owners of McLean Place West, 10-14 Main Street, Campbeltown for repairs to the building. Please refer to Appendix 1 for a full cost breakdown.

4.0 DETAIL

- 4.1 Campbeltown CARS Round 6 started on the 01 April 2015 and is due to end on the 31 March 2020. The projected budget is £2,293,048 and includes funding from Historic Environment Scotland, Argyll and Bute Council CHORD, Private Sector Housing Grant and contributions from private property owners.
- 4.2 The initiative includes funding for four priority buildings, a small grants scheme and an allowance for traditional skills training and complementary initiatives. Due to the configuration of the properties, two of the priority buildings are divided in to separate tenements and should be treated as separate projects.

4.3 **Priority Buildings** - To date, grant funding has been awarded to two priority buildings for projects at 10-20 Longrow South and 9-15 Longrow South. Work has been completed at 10-20 Longrow South scheme, safeguarding three commercial units and six flats. The project has led to two vacant units being reopened as one restaurant creating five jobs. The high level repair project at 9-15 Longrow South is progressing well and is due for completion in September 2017. It will safeguard sixteen jobs and two flats. Working in partnership with Housing Services, significant progress has been made with the remaining priority building projects as follows:

- 22-28 Main Street/2-8 Longrow South – Owners of all 21 units are committed to the project and a total contribution of £105,000 is deposited in the Owners Association bank account. The Design Team is underway with the design and development works and the projected site start is April 2018.
- Amenity Deck Project at 1-21 Longrow South/Main St/Union St – At construction tender stage. Projected site start April 2018.
- 3 Longrow South and 44-48 Main Street – In respect of both properties, owners have formed Owners Associations and commissioned Tenement Condition Surveys and Report. Further information to follow.

4.4 **Small Grants Scheme** – To date three grants have been awarded. Two window repair projects have been completed at Union Street. Urgent roof repair work is due to start at the Argyll Arms Hotel on Main Street. This will safeguard the continued use of nine guest bedrooms that are crucial to the viability of the business.

4.5 **CARS Training Programme** – The programme provides traditional skills training opportunities for local building contractors and professionals. It also includes a range of complementary initiatives to promote the historic built environment including update events, maintenance events, exhibitions and seminars for property owners. All activities are being carefully selected and promoted to ensure that they attract a suitable number of delegates. Highlights to date include:

- An architectural exhibition that attracted over 2,000 visitors.
- The THI and CARS celebration event that attracted over 300 people.
- The continuation of the Campbeltown Heritage Trail walking tours.
- A maintenance event for local property owners.
- Specialist lead work training for contractors and building professionals.
- 'Keeping Warmer in Holder Homes' event.
- Drone Flying Awareness Day.

A 'Dampness in Traditional Buildings' event is taking place this month and an extensive schools and community engagement project starts in October. Further events and initiatives are being developed including a review of factoring and maintenance requirements.

- 4.6 **10-14 Main Street (McLean Place West)**, is a Category B listed building occupying a key location adjacent to Old Quay Head and the Royal Hotel. The tenement comprises 3 ground floor commercial units and 5 residential flats. There are 8 separate owners who formed an Owners Association to enable them to work together towards a major repair project.
- 4.7 From the outset Council officers have worked closely with the owners. The first stage was to commission an architect to produce a Tenement Condition Report. This highlighted major concerns with the structure and external fabric of the building and evidence of rot. Owners then appointed conservation accredited Design Team to progress with full development works. The process of project development follows the template set out in the Campbelltown CARS Round 6 governance report approved by the MAKI Area Committee on the 02 December 2015.
- 4.8 The building has been fully inspected, surveyed, researched and investigated by a conservation accredited consultant team to obtain a detailed understanding of its repair priorities. This has included specialist timber decay inspection to establish the extent of required rot works to the roof structure and top floor flats. Supporting documentation detailing the survey work and associated costs accompanied the application, and included the following:
- Condition Appraisal Report
 - Cuthbertson Preservation – Fabric inspection report
 - Specification and Description of Works
 - Drawing package and works specifications
 - Report on Construction Tenders

The application has been assessed and is fully compliant with the CARS project criteria.

- 4.9 The total project cost is higher than initially projected by the Design Team as there is a requirement to carry out additional structural repairs and rot works at roof level. All non-essential work has been removed from the scope of works due to the limited funding that is available.
- 4.10 Repairs required include; essential structural repairs and enhancements to roof timbers, rot works, slated roof works, leadwork, stonework, chimney repairs and repairs to rainwater goods works.
- 4.11 The project will create an opportunity for three vacant commercial units to be brought back into use.

5.0 CONCLUSION

- 5.1 This report seeks the approval of the MAKI Area Committee to its proposed allocation of grant funding for the building repair project at 10-14 Main Street (McLean Place West). The approval of the grant would lead to urgent repair contracts starting in autumn 2017 on this prominent building.

6.0 IMPLICATIONS

6.2	<i>Financial</i>	All grant funding is in place as part of the Campbeltown CARS Round 6 budget. The total common fund including the Historic Environment Scotland grant, Council and owners contributions is £2,293,048. To date we have committed £452,921 as follows: <ul style="list-style-type: none">• Priority projects £312,531• Small grants £57,947• Administration and Training £82,443
6.3	<i>Legal</i>	None
6.4	<i>HR</i>	Officer time is required to progress the project further.
6.5	<i>Equalities</i>	None
6.6	<i>Risk</i>	That the applicant does not formally access the grant within the necessary time period or that the scope of the works requires to be increased. However, close monitoring of the project by the CARS officer will minimise any such risks. The budget also contains a 10% contingency.
6.7	<i>Customer Services</i>	The Council is responsible for administering the CARS grants on behalf of Historic Environment Scotland and for ensuring due diligence in the performance of its duties.

Executive Director of Development and Infrastructure, Pippa Milne

Policy Lead Councillor Aileen Morton

Report Prepared: 18 July 2017

For further information contact:

James Lafferty
Campbeltown Conservation Area Regeneration Scheme (CARS) officer,
Transformation Projects and Regeneration Team
Phone 01586 559049 james.lafferty@argyll-bute.gov.uk