

**ROTHESAY TOWNSCAPE HERITAGE – RECOMMENDATION OF AWARD**

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**1.0 EXECUTIVE SUMMARY**

- 1.1 The purpose of this report is to ask Members to approve an offer of grant, of up to three hundred and thirty thousand, seven hundred and sixty pounds (£330,760) to the five owners of 73-77 Victoria Street, Rothesay as part of Rothesay Townscape Heritage (TH).
- 1.2 The grant will support the comprehensive repair of a listed building in multiple ownership, which will serve to safeguard the property for future generations whilst helping to lift the appearance of Rothesay's town centre.
- 1.3 This grant award represents the second large-scale award to be offered as part of the heritage-led regeneration project, and which supports delivery of the approved outcomes as agreed by funders.
- 1.4 The grant is based on a cost plan produced by a quantity surveyor and based on detailed analysis of the building, undertaken by a conservation accredited architect. The works are yet to be tendered, but should the tender returns prove to be higher than anticipated, the grant offer will not increase. Should the tender returns be less than anticipated however, the grant will reduce and be based on a percentage intervention rate of 90% of total eligible costs.
- 1.5 Rothesay TH will be delivered over a 5 year period, between 2017 and 2022. A full funding package of £2.7m is in place, with expenditure monitored on a regular basis.

**2.0 RECOMMENDATIONS**

- 2.1 It is recommended that Bute and Cowal Area Committee:
- 2.2 Approve a grant offer of up to £330,760 to the 5 property owners of 73-77 Victoria Street, Rothesay to assist with the cost of repairs to their listed building, as per the breakdown in appendix 2.

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**3.0 INTRODUCTION**

- 3.1 The purpose of this report is to ask Members to agree a grant award of up to three hundred and thirty thousand, seven hundred and sixty pounds (£330,760) to the owners of 73-77 Victoria Street, Rothesay. The grant represents a combined offer to the owners of 5 individually owned properties, which collectively make up the tenement property. The grant is apportioned to each of the owners equally, as per the breakdown in appendix 2.
- 3.2 The application for an award at this level has been assessed against, and is fully compliant with, Rothesay Townscape Heritage (TH) project criteria, and has been agreed with the project's principal funder, Heritage Lottery Fund.
- 3.3 The grant will support the comprehensive restoration of a prominent mid-19<sup>th</sup> century, category 'C' listed building in significant need of repair, which is a priority project for Rothesay TH, and which on completion will enhance the character and appearance of Rothesay's town centre conservation area.

**4.0 RECOMMENDATIONS**

- 4.1 It is recommended that Bute and Cowal Area Committee:
- 4.2 Approve a grant offer of up to £330,760 to the 5 property owners of 73-77 Victoria Street, Rothesay to assist with the cost of repairs to their listed building, as per the breakdown in appendix 2.

**5.0 DETAIL**

- 5.1 73 – 77 Victoria Street, Rothesay has been identified as a priority project for Rothesay TH. Further to thorough analysis of the repair needs of the building, a substantial sum has been ring-fenced to support the owners of

the building return the property to a good state of repair.

- 5.2 The property owners have formed an owners' association and have opened a joint bank account to support the works and the continued maintenance of the property subsequent to the completion of the works.
- 5.3 The works are due to commence on site in October 2018 and will encompass roof works, including leadwork, chimney and skew repairs, as well as substantial masonry works to front, rear and gable elevations, which will include stone indents and stone replacements as well as full re-pointing and structural repairs. Rainwater goods and dormer windows will be restored and the roof inspected for rot and treated accordingly. Timber sash and case windows will be restored and uPVC windows replaced in timber. A new close door will be added both front and rear and the external staircase harled in lime. Traditional materials and methods of repair will be used to ensure best practice and to align with Historic Environment Scotland's Advisory Standards of Repair.
- 5.4 Project costs are based on an existing budget and have been prepared on the basis of a quantity surveyor produced cost plan. The works are in the process of being competitively tendered. Should the tenders be returned at a higher level than indicated by the cost plan, the grant will not increase. However, should the tenders be returned at a lower level than indicated by the cost plan, the grant will reduce. The grant is based on a 90% intervention rate, i.e. 90% of total eligible costs. The property owners are therefore responsible for meeting the remaining 10%, as shown in the breakdown within appendix 2, as well as all ineligible costs such as any internal works, insulation or VAT where the property owner is VAT registered.
- 5.5 Property owners are required to ensure their contribution to the project is in place prior to the start of works. Evidence of this will be requested prior to the inception meeting and also prior to any drawdown of grant. This provides assurances that the contractor will be paid in full and reduces any risk of delay to the project.
- 5.6 The grant award to support the comprehensive repair of 73 - 77 Victoria Street would represent the second award made by Rothesay TH within its first year of delivery. An overview of awards to date, inclusive of this recommendation, is as follows:

Category	Address	Award
Priority	Discovery Centre, Winter Gardens	£199,953
Priority	73-77 Victoria Street	£330,760
	Total	£530,713

- 5.7 Rothesay TH is a partnership project that is funded by Heritage Lottery Fund, Historic Environment Scotland, Argyll and Bute Council, Highlands

and Islands Enterprise, Smarter Choices Smarter Places and LEADER. The partnership funding totals, £2,746,049. It is anticipated with private owner contributions included, the total value of the project will be in excess of £3.2 million.

- 5.8 Although the project is primarily a property regeneration project, it is also very much a community initiative which seeks to facilitate skills development and host events to celebrate the island's heritage. In addition, the project is seeking feasibility analysis on enhanced wayfinding and active travel measures, and on audience development to support the tourism potential of Bute. Furthermore, the project is funding Bute Island Alliance to open a *Bute, Open for Business* popup shop and co-working space to support the growth potential of local businesses. The former Clydesdale Bank premises has been secured for this purpose.

## **6.0 CONCLUSION**

- 5.1 The grant award will support the comprehensive repair of a prominent seafront property. The award will deliver on the Rothesay TH programme outcomes and in doing so lift the appearance of Rothesay's town centre.

## **6.0 IMPLICATIONS**

- 6.1 Policy - The Outcome Improvement Plan and Economic Development Action Plan support town centre regeneration and a diverse and thriving economy.
- 6.2 Financial – The recommended award of £330,760 has been agreed by funders. This would be apportioned equally between the 5 owners of the tenement property, as per appendix 2. Project funding is fully in place and is regularly monitored by Strategic Finance.
- 6.3 Legal - Grant contracts will be provided to third parties.
- 6.4 HR - A dedicated project officer is in place for the duration of the project. Recruitment is ongoing for a dedicated admin finance support officer. Staff salaries are included within the project budget.
- 6.5 Equalities / Fairer Scotland Duty - None
- 6.6 Risk - That grant schemes are undersubscribed or that projects run over time or budget. These risks will be carefully monitored and mitigation measures introduced on a case by case basis.
- 6.7 Customer Service - The council is responsible for administering the TH grants on behalf of HLF and HES and for ensuring due diligence in the performance of its duties.

**Executive Director of Development and Infrastructure, Pippa Milne**

**Policy Lead, Sustainable Economic Growth, Councillor Aileen Morton**

20 July 2018

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## **APPENDICES**

1. Map
2. Breakdown of funding