

DUNOON CARS – RECOMMENDATION OF AWARDS

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to ask Members to approve grant offers towards the full-scale repair of a tenement property and three shopfront improvements.
- 1.2 The cumulative value of grant is three hundred and twenty thousand, two hundred and sixty-seven pounds (£320,267), and would be made available through Dunoon Conservation Area Regeneration Scheme (CARS).
- 1.3 The grant awards are based on fully tendered works and will support the delivery of the approved outcomes, as agreed by Historic Environment Scotland.
- 1.4 Dunoon CARS is being delivered over a 5-year period, and will conclude on 31 March 2022. A full funding package of £1.5m is in place, with expenditure monitored on a regular basis. There is currently sufficient funds in place to make the following recommended awards under the scheme.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that Bute and Cowal Area Committee:
- 2.2 Approve the following grant offers:
- a) Up to £200,000 to the 2 property owners of 65-67 Argyll Street
 - b) Up to £27,192 to the owner of Kent's the Butchers, 95 Argyll Street
 - c) Up to £43,074 to the owner of Gibson's Electrical, 96 Argyll Street
 - d) Up to £50,000 to the owner of Bookpoint, 2a Ferry Brae

DUNOON CARS – RECOMMENDATION OF AWARDS

3.0 INTRODUCTION

- 3.1 The purpose of this report is to ask Members to agree grant awards to the property owners of four properties through Dunoon Conservation Area Regeneration Scheme (CARS).
- 3.2 The cumulative value of grant amounts to three hundred and twenty thousand, two hundred and sixty-seven pounds (£320,267). The awards represent grants towards the improvement of three shopfronts and the repair of one tenement building.
- 3.3 Grant is based on the lowest tender returns from competitive tender exercises and has been calculated at 80% of the total eligible costs of each project. In the case of the tenement property, grant would be shared equally between the two property owners.
- 3.4 The applications have been assessed against, and are fully compliant with, Dunoon CARS project criteria, and have been agreed by Historic Environment Scotland.

4.0 RECOMMENDATIONS

- 4.1 It is recommended that Bute and Cowal Area Committee:
- 4.2 approve the following grant offers:
- a) Up to £200,000 to the 2 property owners of 65-67 Argyll Street
 - b) Up to £27,192 to the owner of Kent's the Butchers, 95 Argyll Street
 - c) Up to £43,074 to the owner of Gibson's Electrical, 96 Argyll Street
 - d) Up to £50,000 to the owner of Bookpoint, 2a Ferry Brae

5.0 DETAIL

- 5.1 Dunoon CARS is a partnership project between Argyll and Bute Council and Historic Environment Scotland. As a heritage-led grants administration programme, the project seeks to safeguard Dunoon's heritage by supporting property owners return their buildings and shopfronts to a good state of repair, which in turn increases the attractiveness of Dunoon's town centre.
- 5.2 65-67 Argyll Street has been identified as a priority project for Dunoon CARS. Further to thorough analysis of the repair needs of the building, a substantial sum has been ring-fenced to support the owners comprehensively repair the property, the total cost of which is £250,000.
- 5.3 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 their completion.
- 5.4 The works are due to commence on site in late spring/early summer 2019 and will encompass the full fabric repair of the building incorporating slated roof works, lead work, stone work, cast iron goods, associated timber repairs and rot works to roof and replacement and refurbishment of windows, doors and roof light (planning reference: 18/02407/PP). 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.
- 5.5 Project costs are based on a competitive tender process. CARS grant will represent 80% of total eligible costs. The property owners are therefore responsible for meeting the remaining 20%, as well as all ineligible costs such as any internal works, or VAT where the property owner is VAT registered.
- 5.6 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.
- 5.7 The grant award of £200,000 to support the comprehensive repair of 65-67 Argyll Street would represent the first award made by Dunoon CARS.
- 5.8 In addition to the priority project, and further to a call for applications, three shopfront improvement schemes are recommended to benefit from grant as part of the CARS project. The recommendation for grant represents the three highest scoring applications, based on the scoring mechanism outlined within a paper outlining project governance, seen before Bute and Cowal Area Committee on 5 December 2017. Should project finance allow, there may be opportunity to invite submissions from the unsuccessful applications at a later date and property owners would be contacted in this case.
- 5.9 The three shopfronts recommended to benefit from grant at present are as

follows:

Shop	Works	Planning reference	Grant at 80% of total eligible works
Kent's the Butchers	Refurbishment of shopfront	18/02510/PP	£27,192
Gibson's Electrical	Fabric repair, enhancement of shopfront and reinstatement of traditional awning and gate	18/02463/PP	£43,074
Bookpoint	Alterations and fabric repairs to shopfront	18/02368/PP	£50,000

- 5.10 The costs are based on the lowest tender returns from a competitively tendered procurement exercise.
- 5.11 Dunoon CARS is being delivered over a 5-year period, and will conclude on 31 March 2022. A full funding package of £1.5m is in place, with expenditure monitored on a regular basis. There is currently sufficient funds in place to make the recommended awards under the scheme.

6.0 CONCLUSION

- 6.1 The grant awards will safeguard a prominent historic property that has been identified as a priority for the project and will also enhance the look and feel of Dunoon's principal shopping street. These awards will go some way to meeting the Dunoon CARS programme outcomes.

7.0 IMPLICATIONS

- 7.1 Policy - The Outcome Improvement Plan and Local Development Plan support town centre regeneration and a diverse and thriving economy.
- 7.2 Financial – There is sufficient funding within the Dunoon CARS budget to support the following grant awards:
- a) Up to £200,000 to the 2 property owners of 65-67 Argyll Street
 - b) Up to £27,192 to the owner of Kent's the Butchers, 95 Argyll Street
 - c) Up to £43,074 to the owner of Gibson's Electrical, 96 Argyll Street
 - d) Up to £50,000 to the owner of Bookpoint, 2a Ferry Brae

All grant funding is in place as part of the Dunoon CARS Round 7 budget, including the Historic Environment Scotland grant of £1,002,348, and the Argyll and Bute Council contribution of £500,000.

Of the £1.5m budget, £74,145 has been spent to date.

Taking into account property owner's contributions to the project, the investment to Dunoon's town centre over the 5-year period is estimated to be in the region of £1.9m.

To satisfy audit requirements, an update on the overall financial position of the scheme is also provided to the Environment, Development and Infrastructure Committee on a six monthly basis.

- 7.3 Legal - Grant contracts will be provided to third parties.
- 7.4 HR - A dedicated project officer has been recruited for the duration of the project. Staff salaries are included within the project budget.
- 7.5 Equalities / Fairer Scotland Duty - None
- 7.6 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.
- 7.7 Customer Service - The council is responsible for administering the CARS grants on behalf of 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

22 January 2019

For further information contact:

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APPENDICES

1. Map