

**CAMPBELTOWN CONSERVATION AREA REGENERATION SCHEME (CARS)
PROGRESS REPORT**

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to provide an update on the progress of the Campbeltown Conservation Area Regeneration Scheme (CARS) Round 6.
- 1.2 The majority of funding has now been committed and 4 priority building projects have been completed. A further 3 priority building projects are currently on site.
- 1.3 The CARS Round 6 funding has resulted in essential repairs being carried out to almost 70 separate units safeguarding the future of 45 flats, 23 commercial units and 1 hotel. Appendix 1 contains some photographs. The previous initiatives (CARS Round 1 and Campbeltown THI) helped repair or bring back into use over 40 buildings including Campbeltown Town Hall, Campbeltown Backpackers hostel, a number of tenements such as 50-52 Main Street/Cross Street and 13-15 Kirk Street and improvements to 17 shopfronts.

2.0 RECOMMENDATIONS

That the Mid Argyll, Kintyre and the Islands Area Committee consider the progress that has been made on the Campbeltown CARS Round 6.

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3.0 INTRODUCTION

- 3.1 The purpose of this report is to provide Members with an update on the progress of the Campbeltown Conservation Area Regeneration Scheme (CARS) Round 6.

4.0 RECOMMENDATIONS

- 4.1 That the Mid Argyll, Kintyre and the Islands Area Committee consider the progress that has been made on the Campbeltown CARS Round 6.

5.0 DETAIL

- 5.1 Campbeltown CARS Round 6 started on the 1st April 2015 and is due to end on the 31st March 2020. The original project budget was £2,170,422 including funding from Historic Environment Scotland (HES), Argyll and Bute Council, Private Sector Housing Grant (PSHG) and contributions from private property owners. Additional funding has been secured from CHORD surplus funds, PSHG and private owners increasing the budget to £2.6million. This has enabled additional works to be carried out to a number of priority buildings. Appendix 1 contains some photographs.
- 5.2 The initiative includes funding for external repairs to a number of priority buildings, a small grants scheme and an allowance for traditional skills training and complementary initiatives.
- 5.3 **Priority Buildings** - Working in partnership with officers from Housing Services, significant progress has been made as follows:
1. **10-20 Longrow South** (11 units) - Completed in July 2017, safeguarding 3 commercial units and 6 flats. The project has led to 2 vacant units re-opening as one new restaurant business creating 5 jobs.
 2. **9-15 Longrow South** (5 units) – Completed in March 2018 safeguarding a bank and pharmacy that employs 16 people and 2 owner occupied flats.

3. **10-14 Main Street** (MacLean Place West - 8 units) – Significant repairs to a prominent tenant that had been in a derelict condition prior to work being carried. This project enables 3 vacant commercial units to be brought back into use in the future.
4. **22-30 Main Street and 2-8 Longrow South** (19 Units) – This is the largest project in the scheme and work is due to be completed in February 2019 within budget. A key element of the contract involved; repair, replacement or repointing of original stonework to all elevations. This accounted for 20% of the contract value.

In addition to this the failing backcourt amenity deck that acts as a roof to several of the ground floor businesses was replaced together with 2 balustrades that were subject to a Dangerous Building Notice. The project safeguards the future of 4 businesses supporting 8 full time and 8 part time jobs.

5. **Amenity Deck Project** (30 Units) - This complex project was completed in November on budget and involved the replacement of the failing back court amenity deck area which provides a drying area, refuse facilities and an amenity space for residents whilst forming a roof for 9 commercial units below.
6. **44 Main Street** (7 Units) and **3 Longrow South** (6 Units) – Adjoining tenements with separate Owners Associations' and title responsibilities. Both projects started in late 2018 and are scheduled to be completed in the spring. Works include; re-roofing, leadwork, stonework, chimney and render repairs and rainwater goods.

Local contractors secured 5 of these contracts supporting almost 20 jobs. An external contractor delivered the remaining 2 contracts assisted by local employees. In respect of all 7 projects the main contractors were supplemented by local sub-contractors including, plumbers, painters and decorators, stonemasons and fabricators. In total ten sub-contracting companies were directly involved supporting over 20 jobs.

- 5.4 **Small Grants Scheme** – Several small grants were awarded in early 2017 leading to significant works being carried out to the Argyll Arms Hotel and the repair of sash and case windows on Union Street.

The original plan was to carry out further small grant works but it was agreed with Historic Environment Scotland that the most appropriate use of funding was to develop and deliver further priority building projects as this would provide a greater benefit to the town centre. This led to the delivery of 44 Main Street and 3 Longrow South.

- 5.5 **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. Highlights to date include:

- An architectural exhibition that attracted over 2,000 visitors.
- THI and CARS celebration event that attracted over 300 people.
- Continuing of the Campbeltown Heritage Trail walking tours.
- ‘Dampness in Traditional Buildings’ event in 2017 attended by 22 local contractors and building professionals.
- ‘Keeping Warmer in Older Homes’ event attracted 45 people.
- Education project with Castlehill Primary School that resulted in the school’s P7 pupils delivering a theatre performance and producing a film.
- Five specialist one day courses in Campbeltown for contractors and building professionals delivered during 2018 and 2019. A total of forty two delegates from all over Argyll attended the first three courses covering; lime awareness, traditional tenements and roofing and high level works. Feedback from delegates was excellent. All places on the Traditional Windows and Doors course have already been booked.
- To assist the viability of local retailers we have commissioned a retail expert to deliver Shopfront Merchandising training. The brief includes an evening seminar followed by one-to-one sessions.

6.0 CONCLUSION

6.1 Following the successful delivery of Campbeltown CARS Round 1 (2007-2012) and Campbeltown Townscape Heritage Initiative (2009-2015) the focus for CARS Round 6 was to help safeguard the future of town centre homes, businesses and jobs. With almost 70 separate units having already benefited from CARS Round 6 funded repairs there is no doubt that the project has improved the built fabric and appearance of the town whilst dealing with some of the most acute examples of dilapidation. This has generated significant economic benefit for the area from; local contractors involved in the construction works; commercial units being repaired and brought back into use by new businesses and existing jobs safeguarded and new jobs created.

7.0 IMPLICATIONS

7.1	<i>Policy</i>	Policy – The Single Outcome Agreement (SOA) and Argyll and Bute Outcome Improvement Plan 2013-2023 support town centre regeneration and a diverse and thriving economy.
7.2	<i>Financial</i>	To satisfy audit requirements we provide an update on the overall financial position of the scheme to the Environment, Development and Infrastructure Committee on a six monthly basis. A similar update is included below: All grant funding is in place as part of the Campbeltown CARS Round 6 budget, including the Historic Environment Scotland grant, Council and PSHG. At the start of the project the total common fund including

		<p>owners contributions was £2,170,422. With additional funding from; CHORD, PSHG and private owners the final common fund will be £2.6M</p> <p>The total CARS funding to be committed is £1,612,626.</p> <p>To date we have committed £1,566,627 as follows:</p> <ul style="list-style-type: none"> • Priority projects £1,343,498 • Small grants £57,947 • Administration and Training £165,182
7.3	<i>Legal</i>	None
7.4	<i>HR</i>	Officer time is required to deliver the project further.
7.5	<i>Equalities / Fairer Scotland Duty</i>	None
7.6	<i>Risk</i>	That repairs to some of the priority buildings are not completed on time or within budget. All projects contain a 10% contingency and grantees and their agents have been reminded of the CARS grant deadlines that must be met.
7.7	<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.

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