

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 additional grant awards for one building repair project and to provide an update on the progress of the Campbeltown Conservation Area Regeneration Scheme (CARS) Round 6.
- 1.2 Campbeltown CARS is due to end on the 31st March 2020. To date 7 priority building projects have been completed or are nearing completion, exceeding the agreed outcomes. This work has helped to safeguard the future of 32 flats and 18 commercial units and has provided opportunities for investment.
- 1.3 During the delivery of the scheme additional funding has been secured and the total project budget has increased from an initial £2.2million to almost £2.9million. As a result it has been possible to offer CARS grant funding to private owners to help deliver one final major repair project at Mafeking Place (Close 1). This will ensure that all CARS funding has been committed to repairing historic buildings in Campbeltown town centre.
- 1.4 In recent weeks we have reviewed the CARS budget and received projected final account figures for the remaining priority buildings that are still in progress. Some of the priority projects have been delivered within budget generating savings and creating a budget surplus. The final surplus amount will not be known until later this year. In the meantime it is proposed that the existing surplus funding of £30,000 is offered to the owners at Mafeking Place as supplementary grant funding taking the total CARS grant awarded for this property to £149,400.

1.5 RECOMMENDATIONS

That the Mid Argyll, Kintyre and the Islands Area Committee:

- a) Note the progress that has been made on Campbeltown CARS Round 6.
- b) Agrees to award additional CARS grant funding of £30,000 to the owners of Mafeking Place Close 1 as detailed in Appendix 1.

- c) Agrees that once the total amount of surplus funding available is known that authority is delegated to the Executive Director with the responsibility for economic development in consultation with the Chair of the Area Committee to offer a further supplementary CARS grant to the owners of Mafeking Place Close 1 to assist with the repair of their property.

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2.0 INTRODUCTION

- 2.1 The purpose of this report is to recommend additional grant awards for one building repair project and to provide an update on the progress of the Campbeltown Conservation Area Regeneration Scheme (CARS) Round 6.

3.0 RECOMMENDATIONS

- 3.1 That the Mid Argyll, Kintyre and the Islands Area Committee:
- a) Note the progress that has been made on Campbeltown CARS Round 6.
 - b) Agrees to award additional CARS grant funding of £30,000 to the owners of Mafeking Place Close 1 as detailed in Appendix 1.
 - c) Agrees that once the total amount of surplus funding available is known that authority is delegated to the Executive Director with the responsibility for economic development in consultation with the Chair of the Area Committee to offer a further supplementary CARS grant to the owners of Mafeking Place Close 1 to assist with the repair of their property.

4.0 DETAIL

- 4.1 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 almost £2.9million. This has enabled additional works to be carried out.
- 4.2 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.
- 4.3 **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 operational commercial units and 6 flats. The project has led to a further 2 vacant units re-opening as one new restaurant business creating a number of jobs.
2. **9-15 Longrow South** (5 units) – Completed in March 2018 safeguarding 16 jobs and 2 flats.
3. **10-14 Main Street** (MacLean Place West - 8 units) – A significant repair project was completed in early 2019. Works included; essential structural repairs and enhancements to roof timbers, rot works, slated roof works, leadwork, stonework, chimney repairs and repairs to rainwater goods. This project enables 3 vacant commercial units to be brought back into use.
4. **22-30 Main Street and 2-8 Longrow South** (19 Units) – The largest project in the scheme was completed in June 2019. Works include; complete replacement of the main roof and rear stairwell roof; rot works, leadwork, chimney repairs, rainwater goods and extensive stone repair and replacement due to the poor condition of the existing stone. In addition to this the failing backcourt amenity deck and two balustrades were replaced. The project will safeguard 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 on budget in November 2018 following extensive development work. An innovative approach was used that led to the Council carrying out the work directly on behalf of the private owners. It 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. The project safeguards the future of 21 flats and 8 operational businesses that support 19 full time jobs and 14 part time jobs.

Note: The amenity deck serves 5 separate tenements. This includes 44 Main Street, 3 Longrow South, 9-15 Longrow South and 2 others.
6. **44 Main Street** (7 Units) – The majority of work has been completed and the scaffold has been removed. Repairs included; full strip and re-slate of roof, leadwork, stonework including rebuilding of dangerous chimneys and replacement cast iron rainwater goods. A new business is now trading from No. 48 Main Street selling local produce.
7. **3 Longrow South** (6 Units) – As per above update for 44 Main Street. In addition to this a number of rot repairs were carried out and the timber work and leadwork on the cupola were replaced. The owners of Macgochans Bar are now progressing their plans to refurbish the property and bring it back into use.

- 4.4 **Training and Education Programme** – Since the last update report in March the final 2 traditional skills training courses have been delivered. Both events were well attended. To support town centre businesses we commissioned a retail expert to deliver a shopfront merchandising seminar and to provide one-to-

one support to a number of traders. The initiative was well received and a number of the recommendations may be delivered via the Campbeltown shopfront improvement scheme, part of the Town Centre Fund.

- 4.5 **CARS Budget** - In recent weeks we have received final account figures for a number of priority buildings. Some of these projects have been delivered within budget generating savings and creating a budget surplus of £30,000. It is proposed that the surplus funding is offered to the owners at Mafeking Place as supplementary grant funding taking the total CARS grant awarded to owners at Mafeking Place to £149,400.
- 4.6 When the final account figures are agreed for 44 Main Street and 3 Longrow South this could generate further savings. It is proposed that when the total amount of surplus funding available is known that authority is delegated to the Executive Director with responsibility for economic development in consultation with the Chair of the Area Committee to offer a further supplementary CARS grant to owners of Mafeking Place Close 1.
- 4.6 **Mafeking Place (Close 1)** was selected following an assessment of potential properties within the CARS grant boundary. The assessment process considered; impact, affordability deliverability and risk with deliverability being the main factor as Campbeltown CARS ends in March 2020. In early July the 12 private owners were each awarded CARS grants of £9,950. The total grant award of £119,400 was based on the amount of surplus CARS grant funding remaining at that point. In addition to this owners have deposited £59,000 into their Owners Association bank account and they have secured Private Sector Housing Grant of £96,780. The total project budget including design fees and VAT is £275,180. Please refer to Appendix 1 for a detailed breakdown of costs.
- 4.7 Following a tender process a contractor has been appointed and is scheduled to start work in August. The work package includes; replacement of the failing skylight in the common close; extensive leadwork to the main flat roof, dormer roofs and chimney flashings and slating of the main roof pitch etc. The existing budget does not allow for other highly desirable works including; replacement rainwater goods; slating to the eaves and leadwork to the cupola and dormer cheeks etc. If the supplementary grant funding is approved the total project budget will increase to £305,180. This will ensure that some of the desirable works listed above can also be carried out under the contract, maximising the use of the scaffold. It is proposed that if further funding becomes available this is awarded as a second supplementary grant to enable further works to be carried out.

5.0 CONCLUSION

- 5.1 The focus for Campbeltown CARS Round 6 was to repair a number of key tenement buildings to help safeguard the future of town centre homes, businesses and jobs whilst creating opportunities for investment. By carefully allocating the original budget and securing additional funding it has been possible to fund repairs to 7 priority buildings with another project due to start in August.

5.2 By allocating surplus CARS funding of £119,400 to the owners of Mafeking Place (Close 1) we have helped lever in Private Sector Housing Grant and owner contributions totalling £178,400 to enable owners to carry out essential repairs to the property. If the supplementary grants totalling £30,000 are approved it will ensure that additional work can be carried out whilst the scaffold is in place. This will help secure the futures of 2 businesses and 10 flats and will improve the appearance of the town centre. In the future the building will be managed and maintained by the Mafeking Place Owners Association.

6.0 IMPLICATIONS

- 6.1 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.
- 6.2 Financial There is sufficient funding within the Campbeltown CARS budget To support a supplementary grant award of £30,000 to the owners of Mafeking Place (Close 1).

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 owners contributions was £2,170,422.

With additional funding from; CHORD, PSHG and private owners the final common fund will be £2,872,233.

The total funding to be committed is £2,186,506

To date we have committed £2,168,980 as follows:

- Priority projects £1,937,160
- Small grants £57,947
- Administration and Training £173,873

- 6.3 Legal None
- 6.4 HR Officer time to progress the project further.
- 6.5 Fairer Scotland Duty None
- 6.5.1 Equalities - protected characteristics None
- 6.5.2 Socio-economic Duty None
- 6.5.3 Islands None
- 6.6. Risk 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 Customer Service 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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APPENDICES: Appendix 1