
DUNOON CARS – RECOMMENDATION OF GRANT AWARDS

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to ask Members to approve grant offers towards the repair of two tenement properties in Dunoon Town Centre.
- 1.2 The cumulative value of the two grant awards is seven hundred and eleven thousand, one hundred and ninety three pounds (£711,193), and would be made available through the Dunoon Conservation Area Regeneration Scheme (CARS).
- 1.3 The grant awards would be based on all criteria having been met and will support the delivery of approved project outcomes, as agreed by Historic Environment Scotland.
- 1.4 The grant awards would support the comprehensive restoration of the roofscape at 35 Argyll Street and the full-scale restoration of 81-87 Argyll Street. The works would return both properties to a good state of repair.
- 1.5 Dunoon CARS is being delivered over a 5-year period, and will conclude on 31st 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 approve the following grant offers:
 - a) Up to £396,820 to the 6 property owners of 35 Argyll Street, Dunoon
 - b) Up to £314,373 to the 3 owners of 81-87 Argyll Street, Dunoon

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 two buildings using Dunoon Conservation Area Regeneration Scheme (CARS) funding.
- 3.2 The cumulative value of grant amounts to seven hundred and eleven thousand, one hundred and ninety three pounds (£711,193). The awards represent grants towards the comprehensive repair of two large buildings in significant need of repair.
- 3.3 Grant levels and grant recipients are based on project budget allocations and agreed with Historic Environment Scotland (HES). Grants will be offered on the lowest tender return as a result of a competitive tender exercise. In order to support the property owners to return the properties to good repair grant will be offered at 80% of the total eligible costs of each project. In the case of the tenement properties, grant would be shared equally between the property owners.
- 3.4 Applications for grant aid have been assessed against, and are fully compliant with, Dunoon CARS project criteria, and they have all been agreed by HES.

4.0 RECOMMENDATIONS

- 4.1 It is recommended that Bute and Cowal Area Committee approve the following grant offers:
- a) Up to £396,820 to the 6 property owners of 35 Argyll Street, Dunoon
 - b) Up to £314,373 to the 3 owners of 81-87 Argyll Street, Dunoon

5.0 DETAIL

- 5.1 Dunoon CARS is a partnership town centre regeneration project between Argyll and Bute Council and Historic Environment Scotland (HES). 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 This report seeks to outline grant awards to support significant works to two prominent buildings found to be in substantial need of repair after thorough professional analysis. 35 Argyll Street requires comprehensive roof works, and 81-87 Argyll Street requires a series of fabric repairs to the building's envelope.
- 5.3 Tenders have been returned for 35 Argyll Street, 81-87 Argyll Street is currently subject to a competitive tendering exercise. Where grants are proposed in advance of the tendering exercise, these reflect quantity surveyor prepared cost plans and the availability of CARS budget. Setting the maximum award level will support project budget monitoring, and keep project spend on track.
- 5.4 Property owners have formed owners' associations with joint bank accounts to facilitate the works as well as the continued maintenance of the property subsequent to their completion.
- 5.5 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. Works to each property are as follows:

	Works to encompass:	Due to commence:
35 Argyll Street 19/01539/PP	Slated roofworks Leadwork Stone works Cast iron goods Timber repairs Rot works Window replacements	January 2020
81-87 Argyll Street	slated roof works, lead work, stone works, cast iron goods, associated timber repairs and rot works to roof and installation of replacement windows and doors	Spring 2020

- 5.7 CARS grant will represent up to 80% of total eligible costs and will not exceed the level approved by committee, even if the tender returns come in higher than expected. 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.
- 5.8 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.

- 5.9 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 proposed in this report will safeguard two prominent historic properties in Dunoon Town Centre and in so doing enhance the look and feel of Dunoon's principal shopping street. These awards will meet the priority building repair project outcomes of Dunoon CARS, which seeks to support the comprehensive repair of four large-scale town centre buildings.

7.0 IMPLICATIONS

- 7.1 Policy - The Outcome Improvement Plan, Economic Strategy 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 £396,820 to the 6 property owners of 35 Argyll Street, Dunoon
- b) Up to £314,373 to the 3 owners of 81-87 Argyll Street, Dunoon

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, £326,882 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 Fairer Scotland Duty:

- 7.5.1 Equalities - protected characteristics - None
- 7.5.2 Socio-economic Duty - None
- 7.5.3 Islands - 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.

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APPENDICES

1. Breakdown of funding
2. Grant offer map