
**ROTHESAY TOWNSCAPE HERITAGE – SHOPFRONT GRANT UPDATE AND
RECOMMENDATION OF GRANT AWARD**

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to ask Members to approve a shopfront improvement grant of up to fifty-one thousand, six hundred and eighty pounds (£51,680) towards the full-scale repair of a traditional shopfront at 19a, 19b and 20b Argyle Street.
- 1.2 A request for delegated approval to make a grant award to the owner of a second shopfront was made to the Executive Director of Development and Infrastructure on 5th September 2019. An award for up to seventy-eight thousand and sixty-six pounds (£78,066) was subsequently approved on 9th September. The request for delegated approval was driven by tight timescales and as such it is also the purpose of this report to update Members on progress of this award.
- 1.3 Both grant awards are based on fully tendered works and will support delivery of the approved outcomes, as agreed with project funders, National Lottery Heritage Fund and Historic Environment Scotland.
- 1.4 Rothesay Townscape Heritage is currently in year three of five, and is due to conclude on 30th September 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:
- a) Approve a shopfront grant award up to £51,680 to the owner of 19a-19b, 20b Argyle Street, Rothesay (DC Murray & Co).
 - b) Note progress on a shopfront grant award made for up to £78,066 to the owner of 69-71 Montague Street, Rothesay (Electric Bakery), as approved by delegated authority.

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3.0 INTRODUCTION

- 3.1 The purpose of this report is to ask Members to approve a shopfront improvement grant award to the owner of 19a-19b, 20b Argyle Street, Rothesay (DC Murray & Co) up to a maximum value of fifty-one thousand, six hundred and eighty pounds (£51,680).
- 3.2 The report also intends to inform Members on progress made in relation to a second shopfront grant award, made under delegated approval from the Executive Director for Development and Infrastructure, at 69-71 Montague Street, Rothesay (Electric Bakery).
- 3.3 Applications for each award have been assessed against, and are fully compliant with, Rothesay Townscape Heritage (TH) project criteria, and agreed with the project's principal funders, National Lottery Heritage Fund (NLHF) and Historic Environment Scotland (HES).
- 3.4 The grants will support the reinstatement of a large double fronted traditional shopfront and the comprehensive repair of another, serving to support the vibrancy of Rothesay's commercial core through enhancing its appearance.

4.0 RECOMMENDATIONS

- 4.1 It is recommended that Bute and Cowal Area Committee:
- a) Approve a shopfront grant award up to £51,680 to the owner of 19a-19b, 20b Argyle Street, Rothesay (DC Murray & Co).
 - b) Note progress on a shopfront grant award made for up to £78,066 to the owner of 69-71 Montague Street, Rothesay (Electric Bakery), as approved by delegated authority.

5.0 DETAIL

5.1 The purpose of the shopfront improvement grant is to support property owners make improvements to their shopfront in an effort to encouraging increased levels of footfall in the town centre, whilst restoring and safeguarding historic shopfronts.

5.2 The shopfronts recommended to benefit from grant are as follows:

Shop	Works	Planning reference	Grant at 90% of total eligible works
DC Murray & Co	Refurbishment of shopfronts	19/01762/PP	£51,680
Electric Bakery	Refurbishment of shopfront	19/01159/PP	£78,066

5.3 19a-19b, 20b Argyle Street (DC Murray & Co) is prominently located on the seafront. The full restoration of the shopfront would therefore make a substantial difference to the visual enhancement of the town centre and positively contribute to the character and appearance of the conservation area.

5.4 69-71 Montague Street (Electric Bakery) is a large double fronted shopfront at a key junction within the heart of the shopping area. The need to prefabricate the replacement shopfront for the Electric Bakery in time for an onsite start early in January (at a time which would cause the least disruption to the business) necessitated a start between committee meetings, and for this reason the property owner requested that consideration be given to utilising delegated powers to enable relevant timescales to be met.

5.5 In circumstances such as these delegated approval can be sought from the Executive Director with responsibility for Development and Economic Growth as agreed by Members on 6th March 2018. Approval was sought from the Executive Director on 9th September 2019 and an award of £78,066 subsequently made to the owner of the property, allowing prefabrication of the shopfront to commence.

5.6 Rothesay TH shopfront improvement 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 1**, as well as all ineligible costs such as VAT where the property owner is VAT registered.

5.7 The works for both shopfronts have been subject to a competitive tender process, and subsequently let to an on island contractor and off island specialist shop fitting contractor respectively, both of which have demonstrated the necessary skills and application to deliver the projects.

5.8 Rothesay TH is a partnership project that is funded by National Lottery Heritage Fund, Historic Environment Scotland, Argyll and Bute Council, Highlands and Islands Enterprise, Smarter Choices Smarter Places and the Argyll and the Islands LEADER programme. The cumulative value of 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.

6.0 CONCLUSION

6.1 The grant awards will support the comprehensive repair of a prominent seafront shopfront and transform a key junction within the heart of the shopping core, whilst delivering project outcomes for the Rothesay TH programme.

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 Rothesay TH budget to support the following grant awards:

- a) Up to £51,680 to the owner of 19a, 19b and 20b Argyle Street
- b) Up to £78,066 to the owner of 69-71 Montague Street

Argyll and Bute Council funding of £200,000 is committed. In addition, Rothesay TH is also made up of the following:

National Lottery Heritage Fund	£1,888,500
Historic Environment Scotland	£500,000
Highlands and Islands Enterprise	£70,249
LEADER	£65,800
Smarter Choices Smarter Places	£21,500

Of the £2,746,049 budget £742,156 has been spent to date.

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 - None

7.5.1 Equalities / Fairer Scotland Duty - None

7.5.2 Socio-economic Duty – None

7.5.3 Islands – Rothesay Townscape Heritage is a project based in the town of Rothesay, on the Isle of Bute. The project will help to make an improved and lasting difference to the town center.

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 Rothesay Townscape Heritage grants on behalf of National Lottery Heritage Fund and Historic Environment Scotland and for ensuring due diligence in the performance of its duties.

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APPENDICES

- 1. Breakdown of funding (Exempt Item)**
- 2. Map**

APPENDIX 1 Breakdown of funding

69-71 Montague Street (Electric Bakery)

NLHF Element	£53,085	
HES Element	£24,981	
Rothsay TH Grant (90%)		<hr/> £78,066
Recoverable VAT (Applicant)	£17,085	
Applicant Contribution	£8,674	<hr/> £25,759
Total Project Costs		<hr/> £103,825

19a-19b, 20b Argyle Street (DC Murray & Co)

NLHF Element	£31,008	
HES Element	£20,672	
Rothsay TH Grant (90%)		<hr/> £51,680
Recoverable VAT (Applicant)	£11,260	
Applicant Contribution	£5,742	<hr/> £17,002
Total Project Costs		<hr/> £68,682