

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 shopfronts in Dunoon Town Centre.
- 1.2 The cumulative grant is twenty two thousand, six hundred and sixty two pounds (£22,662), and would be made available through the Dunoon Conservation Area Regeneration Scheme (CARS).
- 1.3 Each grant award would be made 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 timber restoration at Girard's, 116 Argyll Street and Right Medicine Pharmacy 65 - 67 Argyll Street. The works would return the 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 £10,741 to the property owners of Girard's, 116 Argyll Street, Dunoon
 - b) Up to £11,921 to the owners of Right Medicine Pharmacy, 65-67 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 grant is twenty two thousand, six hundred and sixty two pounds (£22,662), and would represent awards towards the repair and renovation of shopfronts.
- 3.3 Grant levels and grant recipients are based on project budget allocations and are agreed with Historic Environment Scotland (HES). Grants are subject to a competitive tender exercise and are calculated based on the lowest tender return. In this case, each grant would be offered at 60% of the total eligible costs of each project.
- 3.4 Each application for grant has been assessed against, and is fully compliant with, Dunoon CARS project criteria, and has 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 £10,741 to the property owners of Girard's, 116 Argyll Street, Dunoon
 - b) Up to £11,921 to the owners of Right Medicine Pharmacy, 65-67 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 historic properties by supporting property owners return their buildings and shopfronts to a good state of repair. This in turn increases the attractiveness of Dunoon's town centre and supports the likelihood of increased footfall.
- 5.2 This report seeks to outline grant awards to support substantial timber repairs to

116 Argyll Street and 65 - 67 Argyll Street, which will restore and preserve the traditional timber shopfront.

5.3 The shopfronts recommended to benefit from grant at present are as follows:

Shop	Works	Grant at 60% of total eligible works
Girards	Repair timber elements of shopfront and remove roller shutters.	£10,741
Right Medicine Pharmacy	Repair timber elements of shopfront. Reinstall storm doors and address flaky paint issues.	£11,921

5.4 All projects have been subject to a competitive tendering exercise. CARS grant would represent up to 60% of total eligible costs and would not exceed the level of grant approved by committee. Property owners are therefore responsible for meeting the remaining 40%, as well as all ineligible costs such as internal works, or VAT where the property owner is VAT registered.

5.5 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 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 recommended awards under the scheme.

6.0 CONCLUSION

6.1 The grant awards proposed in this report will not only safeguard two prominent shopfronts in Dunoon Town Centre but also enhance the look and feel of Dunoon's principal shopping street. These awards will meet the small repair project outcomes of Dunoon CARS, which seeks to support returning the town centre's buildings and shops to a good state of repair.

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 £10,741 to the property owners of Girard's, 116 Argyll Street, Dunoon
- b) Up to £11,921 to the owners of Right Medicine Pharmacy, 65-67 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.

To date, of the £1.5m budget £824,134 has been committed, and £217,488 has been drawn down from HES.

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.

Kirsty Flanagan, Interim Executive Director with responsibility for Development and Economic Growth

Policy Lead – Cllr Aileen Morton

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APPENDICES

1. Grant offer map