

**LOCHGILPHEAD CARS - RECOMMENDATION OF GRANT AWARD**

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**1.0 EXECUTIVE SUMMARY**

- 1.1 The purpose of this report is to ask Members to agree a grant award to the owner of No. 1 Argyll Street, Lochgilphead using Lochgilphead Conservation Area Regeneration Scheme (CARS) funding.
- 1.2 The value of the grant is one hundred and eighty-six thousand, eight hundred and one pounds (£186,801). The award represents grant towards the repair and conservation of one tenement building.
- 1.3 The grant award 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 Lochgilphead CARS is being delivered over a six-year period and will conclude on 31 March 2026. A full funding package is in place, with expenditure monitored on a regular basis. There is sufficient funds in place to make the recommended award under the scheme.

**2.0 RECOMMENDATION**

It is recommended that the Mid Argyll, Kintyre and the Islands Area Committee:

- a) approve the grant offer of up to £186,801 to the owner of 1 Argyll Street, Lochgilphead; and
- b) agree to delegate the issue of the grant contract to the Executive Director with responsibility for Development and Economic Growth in consultation with the Chair of the Area Committee only once all necessary checks have been completed.

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**2.0 INTRODUCTION**

- 2.1 The purpose of this report is to ask Members to agree a grant award to the owner of No. 1 Argyll Street, Lochgilphead using Lochgilphead Conservation Area Regeneration Scheme (CARS) funding.
- 2.2 The value of the grant award is one hundred and eighty-six thousand, eight hundred and one pounds (£186,801). The award represents grant towards the repair and conservation of one tenement building.
- 2.3 The property is a named priority for Lochgilphead CARS, as such grant levels and the grant recipient are based on project budget allocations and agreed with Historic Environment Scotland (HES). Grant will be offered on the lowest tender return as a result of a competitive tender exercise.
- 2.4 The application for grant aid will be fully assessed against Lochgilphead CARS project criteria and agreed with HES.

**3.0 RECOMMENDATIONS**

- 3.1 It is recommended that the Mid Argyll, Kintyre and the Islands Area Committee:
- a) approve the grant offer of up to £186,801 to the owner of 1 Argyll Street, Lochgilphead; and
  - b) agree to delegate the issue of the grant contract to the Executive Director with responsibility for Development and Economic Growth in consultation with the Chair of the Area Committee only once all necessary checks have been completed.

**4.0 DETAIL**

- 4.1 Lochgilphead 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 Lochgilphead's heritage by supporting property owners to return

their buildings and shopfronts to a good state of repair, which in turn increases the attractiveness of Lochgilphead's town centre.

- 4.2 This report seeks to outline a grant award to support the comprehensive repair and conservation of 1 Argyll Street Lochgilphead which comprises of a single storey of residential accommodation over a fully commercial ground floor. The property is one of three priority buildings for Lochgilphead CARS.
- 4.3 The total project budget of £216,641 was agreed with HES during the development stage of Lochgilphead CARS and includes:
- CARS grant funding (Both HES and Argyll and Bute Council funding)
  - Private Sector Housing Grant
  - Private owner contribution.
- 4.4 The scope of the contract comprises Lochgilphead CARS grant eligible works for the fabric repair to the exterior of the building incorporating slated roof works, stone works, cast iron goods, render works associated timber repairs and rot works to roof and refurbishment of timber windows. All works are in line with HES's advisory standards of repair.
- 4.5 The design work is progressing and construction tenders are due to be issued in early September 2021. There is a possibility that work will start on site this year, although it is more likely to be March/April 2022.
- 4.6 The standard procedure for CARS grant approvals of this monetary value is as follows; design work completed, construction tenders issued, tender report provided, grant application submitted, final assessment completed, committee report considered by Area Committee and a decision made.
- 4.7 To avoid any delays with the contract start date we are requesting approval of the funding prior to the conclusion of all steps outline above. It is proposed that authority to issue the grant contract is delegated to the Executive Director with responsibility for Development and Economic Growth in consultation with the Chair of the Area Committee only once all necessary checks have been completed. This will ensure that all appropriate steps have been finalised prior to the funds being released.
- 4.8 CARS third party grant contracts include a clawback condition covering the HES portion of the grant. If a grantee sells their property within fifteen years of the contract date they are required to repay a portion of the grant based on a sliding scale.
- 4.9 Lochgilphead CARS is being delivered over a six-year period and will conclude on 31 March 2026. A full funding package is in place, with expenditure monitored on a regular basis. There is currently sufficient funds in place to make the recommended award under the scheme.

## **5.0 CONCLUSION**

- 5.1 The grant award will support the comprehensive repair of a prominent town centre property delivering one of the Lochgilphead CARS priority building projects. Lochgilphead CARS is one of a number of complementary regeneration projects that are currently being delivered in Lochgilphead.

## **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 -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.

All grant funding is in place as part of the Lochgilphead CARS budget, including the Historic Environment Scotland grant and Council match funding which includes an element of Private Sector Housing Grant.

The scheme also relies on contributions from private building owners.

The total common fund will be £1,606,096.

The total funding to be committed is £1,257,400.

To date no funding has been committed.

- 6.3 Legal - None
- 6.4 HR - A dedicated project officer has been recruited for the duration of the project. Staff salaries are included within the project budget.
- 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 grant schemes are undersubscribed or that projects run over Time or budget. These risks will be carefully monitored and mitigated by the CARS project officer as schemes progress.
- 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.

**Executive Director with responsibility for Development and Economic Growth –**

**Kirsty Flanagan**

26 July 2021

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**APPENDICES**

None