

**Helensburgh Conservation Area Regeneration Scheme (CARS)**

**Recommendation of Award.**

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**1.0 EXECUTIVE SUMMARY**

1.1 The purpose of this report is to ask members to approve the following offer of grant

- Up to **Forty One Thousand, Seven Hundred and Sixty Four Pounds and Twenty Five Pence. (£41,764.25) to the owner of the shopfront at The Scandinavian Shop 53 Sinclair Street, Helensburgh.**

1.2 The grant would support comprehensive repairs to a deteriorated shopfront. This would serve to safeguard this property for future generations whilst helping to improve the appearance of Helensburgh town centre.

1.3 This grant award would represent the first large-scale award to be offered as part of the heritage-led regeneration project, and which supports delivery of the approved outcomes as agreed by funders.

1.4 The grant is based on a cost plan produced recently by a quantity surveyor and based on detailed analysis of the building, undertaken by a conservation accredited architect and has been subject to tender exercise.

1.5 Helensburgh CARS is a grants programme focusing on the regeneration of historical buildings, as well as traditional training skills and community engagement. The 5-year £2M programme is jointly funded by Historic Environment Scotland (HES) and Argyll and Bute Council.

1.6 It is recommended that Helensburgh and Lomond Area Committee approve the following grant offer:

**Up to Forty One Thousand, Seven Hundred and Sixty Four Pounds and Twenty Five Pence. (£41,764.25) to the owner of the shopfront at The Scandinavian Shop 53 Sinclair Street, Helensburgh.**

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**2.0 INTRODUCTION**

- 2.1 The purpose of this report is to ask Members to agree a grant award in relation to the shopfront grant detailed below.
- 2.2 The application to offer an award in excess of £41,000.00 has been assessed against, and is fully compliant with Historic Environment Scotland and Helensburgh CARS criteria.
- 2.3 The grant would support the comprehensive replacement of an existing prominent shopfront. The works would enhance the character and appearance of the conservation area.

**3.0 RECOMMENDATION**

- 3.1 It is recommended that Helensburgh and Lomond Area Committee approve the following grant offer:
- Up to **Forty One Thousand, Seven Hundred and Sixty Four Pounds and Twenty Five Pence. (£41,764.25)** the shopfront at **The Scandinavian Shop 53 Sinclair Street, Helensburgh.**

**4.0 DETAIL**

- 4.1 The Scandinavian Shop 53 Sinclair Street Helensburgh has been identified as the first shopfront project for Helensburgh CARS. The property comprises a single commercial unit. A completed grant application has been received. A tender exercise has been completed and the total cost of the works for the lowest tender is **Fifty Two Thousand, Two Hundred and Five Pounds and Thirty One Pence. £52,205.31.** The works will include fabric repairs to the exterior of the building, incorporating slated roof works, lead and copper work, stonework's, cast iron goods restoration, associated timber repairs and rot works to roof. All works are in line with Historic Environment Scotland's advisory standards of repair. Planning consent and a building warrant has been obtained. The application has been assessed and complies with all requirements to award the grant.

- 4.2 The grant award is based on an 80% intervention rate as agreed with Historic Environment Scotland. The proposed grant award would be **Up to Forty One Thousand, Seven Hundred and Sixty Four Pounds and Twenty Five Pence. £41,764.25.** The property owner is therefore responsible for meeting the remaining percentages, as well as all ineligible costs, such as any internal works, insulation or VAT where the property owner is VAT registered.
- 4.3 The property owner is 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 issue of contract 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.
- 4.4 Helensburgh CARS is a grants programme focusing on the regeneration of historical buildings, as well as traditional training skills and community engagement. The 5-year £2M programme is jointly funded by Historic Environment Scotland (HES) and Argyll and Bute Council.

## 5.0 CONCLUSION

- 5.1 The recommended grant award will support the comprehensive repair of a prominent town centre shopfront and would assist the owner of the property to renovate the shopfront to current HES standards, safeguarding the buildings for future generations. The award will deliver on the Helensburgh CARS programme outcomes and in so doing significantly enhance the appearance of Helensburgh Town Centre and the conservation area.

## 6.0 IMPLICATIONS

- 6.1 Policy – The Outcome Improvement Plan and Economic Strategy support town centre regeneration and a diverse and thriving economy.
- 6.2 Financial - There is sufficient funding within the Helensburgh CARS budget to support the following grant award:
- **Up to Forty One Thousand, Seven Hundred and Sixty Four Pounds and Twenty Five Pence. £41,764.25 for 53 Sinclair Street, Helensburgh.**
- 6.3 Legal – A Grant contract will be provided to third parties.
- 6.4 HR – A Project Officer is employed to deliver the project for its duration. Staff salaries are met within the project budget.
- 6.5 Fairer Scotland Duty:
- 6.5.1 Equalities – protected characteristics – None
- 6.5.2 Socio-economic Duty – The funding will support local economies through place-based regeneration activity.

### 6.5.3 Islands – None

- 6.6 Climate Change: No direct implications. The importance of this subject is communicated to contractors to ensure that where possible climate adaptation and mitigation is considered to help create a thriving, sustainable local economy and a healthier, happier place fostering lower carbon lifestyles.
- 6.7 Risk – That grant scheme is 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 by the CARS Officer as the scheme progresses.
- 6.8 Customer Service – The council is responsible for administering the CARS grants on behalf of Historic Environment Scotland, for complying with the quality of repair using only traditional techniques and materials, and for ensuring due diligence in the performance of its duties.

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

**Policy Lead, Leader Cllr R Currie**

28<sup>th</sup> April 2023

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