

**TRANSFORMATIONAL PROJECTS AND REGENERATION TEAM – LARGE  
SCALE PROJECT UPDATE REPORT**

---

## **1. EXECUTIVE SUMMARY**

- 1.1 The purpose of this report is to update the Environment, Development and Infrastructure Committee on progress of the large-scale, externally funded project work of the Transformational Projects and Regeneration Team, and to highlight key issues that may impact on the successful delivery of projects.
- 1.2 The last update report was considered by Environment, Development and Infrastructure Committee in March 2023.
- 1.3 The team is currently responsible for the delivery and or management of projects and or associated grants with a cumulative value of over £42m. Projects and or associated grants the team manages are listed in **Appendix A**. It should be noted that following completion of each project the team continues to have the responsibility for the monitoring and final drawdown and reporting up until the end of the 12-month defects period or beyond depending on conditions on the respective grant contracts.

## **RECOMMENDATIONS**

It is recommended that the Environment, Development and Infrastructure Committee consider and note the current progress contained within the report.

**TRANSFORMATIONAL PROJECTS AND REGENERATION TEAM – LARGE  
SCALE PROJECT UPDATE REPORT**

---

## **2. INTRODUCTION**

2.1 This report sets out the current position of the large-scale projects, which are currently being delivered by the team and or where Council and externally secured grants are being managed by the Transformational Projects and Regeneration Team.

2.2 The Transformational Projects and Regeneration Team sits within the Council's Development and Economic Growth Service and works region-wide. The team has a particular focus on 'place', heritage regeneration, the creative industries, renewables and Islands and works closely with colleagues across the Council, communities, third sector organisations, town centre heritage building owners and businesses to realise positive change.

2.3 The team's work broadly includes the following areas:-

- Drafting/submitting bids to secure external funding of various scale through a competitive process, such as the new Heritage and Place Programme previously referred to as the Conservation Area Regeneration Scheme (CARS) programmes;
- Development and delivery of regeneration projects with a particular emphasis or theme, such as the suite of measures to encourage shopping locally;
- Development and delivery of a number of place-based engagement projects, working in partnership with the community and key partners, leading to action plans, such as charrettes, and working with communities to realise these community ambitions;
- Development of the economic opportunities for Argyll and Bute across Film, Creative Industry and Renewable sectors, with the objective of securing income into the area and delivering local economic benefit, including support to community organisations working across these sectors. This work also includes the setting up and management of the Argyll and Bute Renewable Alliance (ABRA) with partners in HIE;
- Support to third sector organisations involved in the delivery of their own individual economic regeneration projects, as well as support to third sector organisations delivering regeneration focused projects where Council funding is involved and/or where projects align with Council outcomes, such as Regeneration Capital Grant Funded (RCGF) project

funding;

- Drafting and submitting external funding bids to competitive call such as Regeneration Capital Grant Funded (RCGF) annually. A total of 17 projects have been supported and over £10 million secured through RCGF;
- Development and Administration of the Council's, Strategic Events and Festivals Grants for which 21 grants were awarded under SEF Rounds 5 and 5.2 (2023/24);
- Overseeing the delivery programme and financial administration of projects supported through funding from Scottish Government, such as Place Based Investment Fund (PBI) as well as annual Crown Estate funding;
- Working closely with the SG Islands team and working with colleagues and communities in the development of bids to the Islands Programme (IP) as well as the monitoring and reporting on IP grants that are secured.

2.4 This paper also seeks to report on key issues that may impact on the current status of each project, such as any amendments to project scope or timeframe.

2.5 The large-scale projects currently in delivery, either directly by the team, colleagues across the Council or by a third party and where the team is responsible for managing the associated grant, are included within the table in **Appendix A**, and have a cumulative total value of over £42m. The individual projects being taken forward under the PBI and CE are not listed individually in **Appendix A**.

### 3. RECOMMENDATIONS

3.1 It is recommended that the Environment, Development and Infrastructure Committee consider and note the current progress contained within the report.

### 4. DETAILS

4.1 The following sections summarise the progress associated with each of the large-scale projects that are currently in delivery and are either directly delivered by the team or the grant is managed by the Transformational Projects and Regeneration Team. In addition the report provides information on annual funding streams received by the Council (PBI and CE) and managed by the team as well as annual competitive external funding grants secured and being managed. The individual projects are listed in **Appendix A** with the exception of those individual projects supported through PBI and CE

#### HERITAGE LED REGENERATION PROJECTS

4.2 The Council is currently responsible for the delivery of four heritage-led area based regeneration schemes. These are referred to as Conservation Area Regeneration Schemes (CARS) and the four schemes currently in progress are based in Rothesay, Dunoon, Helensburgh and Lochgilphead. The CARS schemes have all

been secured via a competitive process and the total value of the four schemes represents in excess of £10m of investment into the built heritage of these towns, and is largely comprised of funding from Historic Environment Scotland (HES) with match funding from the Council and private owners. The Rothesay scheme also has funding from National Lottery Heritage Fund (NLHF) and for that reason is referred to as a Townscape Heritage (TH) scheme as well as a CARS.

- 4.3 It is worth noting that since 2007 the Council has successfully secured, through a competitive process, eight rounds of CARS funding, equating to £6.6m of CARS funding, and which totals £27m of investment made into 6 key Argyll and Bute town centres, The CARS schemes operate as grant administration programmes which is administered by the Council. This programme offers grants to property owners to help them repair and safeguard historic buildings. A large number of building owners have, and continue to benefit from the funding, which has delivered a significant level of investment into the area since 2007.
- 4.4 Due to the cost of repairing traditional buildings, many of these owners would have been unable to undertake the level of repairs required without grant assistance and their properties would have continued to deteriorate. Had deterioration continued, the Council may well have had to step in to undertake emergency work to these buildings. CARS grants have also helped to safeguard existing businesses, and new businesses have opened as a consequence of the regeneration, helping to create jobs within the community.
- 4.5 Such investment has and continues to change the physical appearance of our key town centres for the better, making them more attractive places in which to live, learn, work, invest and do business. Details of the current CARS projects are provided below.
- 4.6 **Rothesay Townscape Heritage Phase 2 (2017 – Sep 2023) Project Status - GREEN**

Rothesay TH is a £2.75m project in year four of a five year programme. The partnership project is funded by NLHF (£1,888,500), HES (£500k), Argyll and Bute Council (£200k), HIE (£70,249), LEADER (£65,800) and Sustrans (£21,500). Project staff are fully funded for the project duration.

Of the 5 priority building repair projects, 3 are complete, 1 is due to complete shortly and the final due to complete before September 2023. 4 shopfront restorations have been completed, with another within planning stages. A series of window repair grants have also been provided for the restoration of traditional timber sash and case windows.

The project seeks to facilitate traditional skills development and host events that celebrate the island's heritage. To date a maintenance awareness raising event, community engagement event and 14 workshops have been held. In addition, a substantial amount of audience development analysis has been undertaken, resulting in recommendations to support the visitor market and enhance the end-to-end visitor experience. The potential for a WASPS style studio has been analysed, Rothesay Castle has been lit up in animation, and the pilot pop-up

shop in the former Clydesdale Bank has successfully continued beyond the scope of the TH funding.

#### 4.7 **Dunoon CARS (2017 – July 2023) Project Status - GREEN**

Dunoon CARS is a £1.95m project in its final year of delivery. A fully funded project officer is employed to deliver the project for its duration.

The envelope restoration of 3 priority buildings and 23 shopfronts has been completed to date, with a further 1 priority project and several shopfront projects currently onsite.

A complementary scheme of skills development, in partnership with Dunoon Community Development Trust, CHARTS, Dunoon Grammar School and Tacit Tacit has been delivered successfully with stonemasonry, woodworking and painting workshops all having been undertaken. Still planned for summer 2023 is a programme of metal painting and archaeological geophysical works on the Castle site in Dunoon courtesy of an additional grant from the Castle Knowledge Trust.

#### 4.8 **Helensburgh CARS (2021 – March 2026) Project Status - GREEN**

Helensburgh CARS is a £2.4 million pound project in the third year of delivery. The partnership project is funded by Argyll and Bute Council (£500k) and HES (£1.24m) with owner's personal contributions completing the funding. A fully funded project officer is employed to deliver the project for its duration.

Two priority buildings have contracted with the Conservation Architect and a tender document is currently being prepared. The third priority building is currently in negotiation with the Conservation Architect with the view to progress to tender. A fourth priority building is currently being sourced.

One shop front grant has been approved and works are due to commence in August/September.

A Level 3 Award training in Energy Efficiency Measures for Older and Traditional Buildings is being planned and is being procured. An apprenticeship training programme for a young person is being investigated.

#### 4.9 **Lochgilphead CARS (2020 – Mar 2026) Project Status – GREEN**

Lochgilphead CARS is a £2m partnership project with HES (£969,700) in its fourth year of delivery.

The first priority building project is almost complete and the second building is currently on site. The remaining two buildings are now in the development phase with construction tenders due to be issued in early October. The projected site start for these two buildings is spring 2024.

A number of Small Repair Grant cases are being progressed including a

substantial roof repair and a shopfront improvement project.

Local stakeholders are benefiting from a number of traditional skills training courses and educational activities, delivered via the scheme. This includes:

- 65 pupils from Lochgilphead High School and Tarbert Academy participating in our Traditional Skills Demonstration Day in June. The event was held at UHI Argyll and pupils were able to try their hand at; roofing, joinery, brickwork and Digital Construction. See the press release and a short film at: [High School pupils build on traditional skills \(argyll-bute.gov.uk\)](https://www.argyll-bute.gov.uk)
- In April we delivered a Mineral Paints CPD event.
- A four-day lead welding and bossing course for local contractors.
- Thirty-three Skills for Work students attended a Low Carbon Learning day at UHI Argyll.
- Sixteen building professionals and contractors attended an Energy Efficiency and Retrofitting traditional buildings training course. Following the two-day course, learners were required to sit an exam to secure an industry recognised qualification at NOCN Level 3.

Further training and education activities are now being planned, including some events for local building owners.

#### 4.10 Hermitage Park, Parks for People (2016 –Dec 22) Project Status **ORANGE**

This project was funded through the National Lottery Heritage Fund (NLHF) Parks for People fund and was secured via a competitive process to deliver the regeneration of the Park. The project delivery is now complete, a formal handover with Roads and Infrastructure is complete and the Hermitage Park Manager post ended on 30<sup>th</sup> June 2023. The project however, is not able to complete its final financial draw down of £100,578 until a decision is made on the potential location of the skate park in Helensburgh. NLHF have confirmed that locating the skate park in Hermitage Park may breach the purposes of the £2.3m grant and is therefore a risk to the project.

The project Anticipated Final Costs were £3.7m however further additional works were identified and carried out within the park and the new Pavilion. Additionally, impacts caused by COVID19 and the associated conditions of lockdown made it necessary to extend the delivery timescale of the project and, accordingly, the length of contract for the Park Manager. These works attracted additional external funding from various sources with the extended contract for the Park Manager in particular being supported by a financial uplift from the National Lottery Heritage Fund. Therefore the final Approved Project Budget is £3.9m.

The project is on budget due to £69k from council capital funds being allocated previously.

Community support has been integral to the project and indeed the initial impetus for the regeneration came from the Friends of Hermitage Park. We are grateful for their constant and continuing support. With the regeneration of the Park

complete The Friends are now reconsidering their charitable purposes with a view to being able to continue to support the Park as a mainstream Council asset and to work with the Council to enhance its value to the community.

In addition a wide range of local individuals, organisations, societies and organisations have helped deliver the Park. At the outset the strapline for the park regeneration was Growing our Park Together and we feel this has been achieved. At the most recent reporting stage to NLHF, the value of community volunteering to the park was calculated at **£179,860**. Community involvement will continue in the park through regular volunteering sessions and the continuing development of the demonstration garden.

A final evaluation of the project completed in June 2023 and demonstrated that all key objectives were met. The park regeneration has given direct **employment opportunities**. The pavilion was built by a local company bringing economic benefits to the community. The Council directly employs a Park Supervisor, and additionally one Kickstart trainee was taken on and has now secured full time employment with the Council. One regular volunteer secured employment with National Trust Scotland at Geilston Gardens. Although numbers vary seasonally, the Park Pavilion café employs a core of 6 people. During the period of NLHF funding, a Park Manager has also been employed to deliver the project.

Visitor numbers are indicative of the value to the local community of Hermitage Park. At the start of the heritage-led regeneration project, the target was to increase a baseline level of use of 62,600 to a target of 78,048. **The visitor figures for 2021 are 149,661**, representing an increase of 92% beyond our set target and have an economic impact of £2.97m in one year. The final evaluation shows that 97% of park users feel that it contributes to their feelings of wellbeing, and that 97% consider the Park to have high standards of maintenance, this based on a robust sample size of 194 interviews.

Hermitage Park has been awarded Green Flag status for four consecutive years, including this year. Green Flag is an internationally accepted mark of excellence for parks and greenspaces.

#### 4.11 Tarbert Heritage Regeneration Scheme (TBC) Project status - **GREEN**

A new funding stream has been launched called Heritage and Place Programme (HPP). HPP is a competitive fund run by HES and supersedes the Conservation Area Regeneration Scheme (CARS) funding, which HES made available over eight rounds between 2007 and 2019. Policy and Resource Committee agreed on 16 June 2022 to support the submission of an Expressions of Interests application to HES to the first call of the Heritage and Place Programme, and National Heritage Lottery Fund of the Grants for Heritage Programme to support the Tarbert Heritage Regeneration Scheme.

Expressions of Interest to both funds were successful, with invitations made to apply for an initial Development Phase. A development application to Historic Environment Scotland was submitted on 17 November 2022 seeking £40,000, and to the National Heritage Lottery Fund on 15 December 2022, also seeking

£40,000. The Council has sought £80,000 from both funding programmes, with £60,000 of Council match funding to support a Development Phase at the total cost of £140,000. The outcome of both applications were successful and a following approval from Full Council on 29 June the development phase is now progressing in close liaison with the funders and the community. It is anticipated that this will be a 12 month development phase.

## **WIDER REGENERATION FOCUSED PROJECTS**

### **4.12 Tarbert / Lochgilphead Regeneration Fund Project Status – GREEN**

In its 2016/17 budget, Council allocated £3m from reserves to support regeneration and economic development in the settlements of Tarbert, Lochgilphead and Ardrishaig. 6 projects were identified to proceed to Full Business Case (as ratified by Policy and Resources Committee on 19th October 2017). The following projects are complete:

- Gleaner (Phase 1 only) - completed summer 2019.
- Tarbert Harbour – shore side facilities completed in May 2019, car park completed in March 2021.
- Barmore/Garvel Road junction improvements - completed February 2020.
- Colchester Square/Argyll Street, Lochgilphead – completed May 2021.
- Lochgilphead Front Green – completed August 2022.
- Ardrishaig North Public Realm – completed April 2023.

The only remaining allocation of funding is in relation to the remaining part of the former Gleaner Oil site in Ardrishaig. Both Scottish Canals and Argyll and Bute Council are in discussions with a potential occupier of the site. No details have been confirmed to date but we are hoping that this can progress during the remainder of 2023/24.

### **4.13 Regeneration Capital Grant Funding (RCGF) Project Status – GREEN**

Over the past seven years, a total of £10.72m RCGF funding has been secured from Scottish Government to support 17 projects across the area. Although RCGF can support community projects, the Fund is only open to local authorities, and as all 32 local authorities are eligible to apply, this makes for a highly competitive process. The team has responsibility for applying to RCGF each year and also managing the respective grant awards.

An update on the current ongoing RCGF projects is provided below and is followed by a table of all current grant contract awards (Table 1)

- Kilmartin Museum Redevelopment – the RCGF funded element of the project has been completed and works are ongoing in relation to fitting out the refurbished museum. Reopening of the museum scheduled for 3<sup>rd</sup> September 2023.
- Port Ellen Community Hub, Islay – a contractor was appointed for the project in March 2023 and works are commencing. It is expected that



they will be ongoing until May 2024.

- Scalasaig business units, Colonsay - A contractor is in place and construction is underway. Project end date is August 2023.
- Kilmory Business Park, Lochgilphead – work is progressing with M&K MacLeod on the proposed Kilmory Business Park.
- Obair Ùr Thirodh Tìree Community Business Hub – a contractor was appointed for the project in March 2023 and works are commencing. It is expected that they will be ongoing until February 2024.
- Kerrera Old School - Community Hub Final Phase – Works commenced early in 2023 and are expected to complete in September 2023.
- Ulva Ferry Shore Facilities Building - Doras Caolas Ulbha – A contract was awarded early in 2023 and construction works are now progressing, works are expected to complete in July 2024.
- Aros Waterfront Development, Mull – outdoor activity hub – procurement work has commenced and it is expected that a contract will be awarded Autumn 2023.
- Nonhebel Light Industrial Park Expansion, Mull – procurement work has commenced and it is expected that a contract will be awarded summer 2023.

**Table 1**

<b>RCGF Project</b>	<b>Grant Awarded</b>	<b>Year Awarded</b>	<b>Balance Remaining / Yet to Drawdown</b>
Kilmartin Museum	£275,000	2019/20	£0
MACPool	£400,000	2020/21	£0
Port Ellen Community hub, Islay	£1,046,223	2021/22	£933,026
Scalasaig business units, Colonsay	£335,000	2021/22	£13,042
Kilmory Business Park in Lochgilphead	£829,000	2021/22	£829,000
Obair Ùr Thirodh – Tìree Community Business Hub	£565,000	2022/23	£565,000
Kerrera Old School - Community Hub Final Phase	£285,000	2022/23	£37,514
Ulva Ferry Shore Facilities Building - Doras Caolas Ulbha	£602,590	2022/23	£602,590
Aros Waterfront outdoor activity hub	£403,500	2023/24	£403,500
Nonhebel Light Industrial Park Expansion	£654,000	2023/24	£654,000

The following applications have been submitted to Stage 1 of the RCGF Round 11 2024/25 funding round and we expect to hear the outcome of the stage1 bids in August 2023. The fund continues to be highly competitive.

- Kintyre Sea Sports, Campbeltown
- Fyne Futures Local Food Production and Training Centre, Bute
- Isle of Luing Community Owned Slate Quarry

- Port Ellen Playing Fields Phase 2 - Ramsay hall Integration, Islay

#### 4.14 **Scottish Government Place Based Investment Funded projects 2021 – 2026**

Town Centre Funding has been superseded by Place Based Investment (PBI) funding, which the Scottish Government has committed to allocating on an annual basis over a five-year period. Argyll and Bute's allocation for 2021/22 was £821,000 and for 2022/23 the allocation was £712,000. The allocation for 2023/24 has been confirmed as £496,000 and a report went forward to August Policy and Resources Committee seeking member's approval to support a total of 8 projects.

At their respective meetings of 24th June 2021, 12th August 2021, and 2nd September 2021, Argyll and Bute Council, the Policy and Resources Committee and Environment, Development and Infrastructure Committee agreed to use PBI towards 8 projects that support a living well locally concept, have climate friendly ambitions, and which have stemmed from the community through design-led consultation activity or through needs identified by key partner organisations.

Of the 8 projects approved for 2021/22, 6 have been fully completed, 1 is partially complete and 1 is due for completion in 2023.

As stated above the Councils PBI allocation for financial year 2022/23 from Scottish Government was £712,000. At the meeting of the Policy and Resources Committee on 16 May 22 members agree to allocate £389,514 of the PBI funding to 3 initial projects. The remaining £322,486 was allocated to a further 4 projects via a delegated authority process agreed at the August 2022 Policy and Resources Committee meeting. All 7 projects are listed below:

- Lochgilphead CARS Priority Buildings – additional £200,000 from PBI
- Helensburgh Pier, enhanced hard landscaping and lighting of the masonry pier section – additional £113,000 from PBI to cover increased costs
- Tobermory Harbour Wall and Railings, Phase 2 - £100,000 from PBI (£100,000 from CE and a request of £250,000 from Islands Programme)
- Port Ellen Playing Fields project - £44,000
- Re-instate fountain on Rothesay Promenade - £15,000
- Aros Waterfront Development, Tobermory Harbour - £140,000
- Rockfield Outdoor Centre – £100,000

All the above are either completed or progressed to the point that the funding is secured.

#### 4.15 **Scottish Crown Estate Revenue Allocation Funding 21/22 & 22/23**

In the last 2 years (21/22 & 22/23) the Council has received £3,122,803 and this funding has been allocated to a total of 22 projects which involve a mixture of Council and third-party projects. The Council is still awaiting notification of the allocation for this financial year (23/24). Because of the sheer number of

projects involved the full list of projects are not included in this report however the total is included in **Appendix A**. All projects are being monitored.

#### **4.16 Scottish Government Islands Programme Funded projects 2021/22, 22/23 & 23/24**

The Scottish Government wrote to Councils on 17 December 2021 advising of the distribution of the 2021-22 Islands Infrastructure Fund (IIF). Argyll and Bute Council's share of the funding was £740,000. The fund was for capital works and required to be committed via a grant contract or contract award by 31 March 2022. At the Policy and Resources Committee meeting on 17 Feb 2022 members agreed to allocate the IIF to 11 projects, 9 of which were third party projects. Of the 11 projects, 7 are now fully complete and 4 are due for completion in 2023.

In regard to the £4million Island programme for 2022/23 the Scottish Government (SG) decided to introduce a competitive bidding process for all 6 island authorities as opposed to a direct allocation. A total of 4 bids were submitted to SG in early summer 22, and the Council was successful in securing funding for the following 2 projects:

1. Island Community Halls Digital Hubs – Islay, Iona, Tiree and Coll - £100,000. - In progress, due for completion late summer 2023.
2. Tobermory Seawall and Railings project - £250,000. - In progress, due for completion December 2023.

The Council submitted a total of 2 bids to the IP 2023/24 and successfully secured funding for both projects, grant contracts are still awaited from SG:

1. Infrastructure for Worker Accommodation, Tobermory, as part of the Rural Growth Deal - £700,000.
2. Tiree Community Care Hub, HSCP, - £450,000.

It is unclear if there will be an Islands Programme funding round for 2024/25.

#### **4.17 Scotland Loves Local Projects Oct 21 - 2024**

Scotland Loves Local funding (£46k) secured from Scotland Town's Partnership (STP) has been used to develop a suite of measures to support the resilience and recovery of town centres, to encourage shopping locally and promote the idea of the '20 minute neighbourhood'. As well as having awarded over 120 shopfront improvement grants to business owners, work to date includes the following:

Bespoke Argyll and Bute [Shop Local Messaging \(argyll-bute.gov.uk\)](https://argyll-bute.gov.uk)

Digital Training - Webinars and one-to-one sessions were held with business owners on making the most of Google My Business, to increase the chances of ranking in local search results and presenting a better offer digitally. Feedback from businesses was overwhelmingly positive, with 93% of all attendees stating

that the webinar would help their business.

Digital Photography - 125 local businesses were professionally photographed to support business owners update and enhance their online presence. The photographer updated streetview images to ensure that the Argyll and Bute offer as viewed online reflects the most current position and presents the area in the most positive light.

Argyll and Bute Gift Card - The gift card for Argyll and Bute formally launched in October 2021. To date, over 300 Argyll and Bute businesses have registered to accept the card as a means of payment for goods and services. At the full Council meeting of 28<sup>th</sup> April 2022, members agreed to commit a share of the Local Authority COVID Economic Recovery (LACER) Fund to the Gift Card. The approved options were:-

- Issue Scotland Loves Local Gift Card to households in receipt of Council Tax Reduction Scheme - £797,720;
- Fully fund Gift Card for 2022/2023 into 2023/2024 - £30,000;
- Marketing budget to promote the Gift Card.

The roll out of the LACER funded Scotland Loves Local Gift Card began in December 2022 and was sent out to 6,800 eligible households in Argyll and Bute. In addition to this, the Council issued a further issued 1,244 cards worth just under £150,000 in total to eligible islands households to help low-income households with the ongoing cost of living.

The contract was awarded to Miconex to continue the facilitation of the Argyll and Bute Card in 2022/2023 and 2023/24 which will enable the Shop Local campaign to gain momentum and support local businesses over the next two years.

The marketing budget has funded the creation of 6 promotional films, to promote business registration, help awareness of the card and showcase local areas. Local businesses across Argyll and Bute were invited to become Business Ambassadors for the card, with promotional films rolled out from November 2022 into December 2022 to coincide with the festive season and roll out of the LACER funded cards. The promotional films were successfully shared across social media platforms and can be viewed on the Council's YouTube page: [ArgyllandButeCouncil - YouTube](#). In April 2023, the Council provided 16 of our local Business Ambassadors with a £50 Argyll and Bute Gift Card to run a competition on their social media channels. The social media posts from our Business Ambassadors garnered a total of 1,553 likes, 1,303 shares and 1,309 comments helping to spread further awareness of the card.

In July 2023, the Council is piloting the first sales point for the Argyll and Bute Gift Card at Keeping it Local, Campbeltown. Cards can be purchase in-store from £5 and spent within over the 300 businesses across the area.

The Argyll and Bute Gift Card can be purchased online as follows: [Argyll & Bute Gift Card | Scotland Loves Local Gift Cards \(scotlandgiftslocal.com\)](#)

Inclusive of the LACER funded cards, as of 5 July 2023, a total of **7,619** cards have been purchased to the value of **£862,515**.

#### **4.18 Budget**

The above project and grant updates are predominantly in relation to the externally funded projects for which the team are responsible for firstly securing and then delivering as per external grant requirements and or overseeing the specific budget claiming and monitoring process where these relate to Council as well as third party project. A number of these projects include a proportion of Council funding as well as sources such as PBI, IP, RCGF or CE funding. There is a set budget for each project and each is subject to specific outcomes and timelines, as agreed with respective funders. In most instances the externally funded elements of the project costs can only be claimed once proof of all necessary information has been provided to the respective funder. Each funder has a different criteria against which delivery is measured, and the Council has entered into formal grant contracts with all funders involved.

### **5. CONCLUSION**

- 5.1 Place based investments are taking place across much of Argyll and Bute making significant improvements to the quality of life of local people and our communities. Much of the work is externally funded adding to the capital funding committed by the Council to enable this investment to happen. The successful delivery of the projects require careful monitoring and close working with colleagues, partners and community stakeholders. There continues to be an impact from Covid-19 pandemic, the impact from the UK having left the EU and the current cost of living crisis all of which set a background that often creates a challenging environment in which to work and to deliver capital projects. Prices are still high, due mainly to supply chain issues, but also shortages in labour and rising electricity and wider cost of living costs. The team therefore adopts a pragmatic approach to delivering projects, ensuring that these are as meaningful as possible using the budget available however the environment in respect of project delivery is a very challenging one. The team continues to support third sector organisation where ever possible to ensure the successful delivery of community projects where Council funding has been committed or the Council has secured external funding on behalf of these organisations through competitive funding streams such as RCGF.
- 5.2 The projects and grants detailed within this report will result in assisting the economic recovery of Argyll and Bute, helping to sustain numerous small businesses, community organisations, making our places more investor ready, improving our towns and villages as places to live, work and visit together with adding to the significant regeneration works that are being taken forward across Argyll and Bute, and seek to make an improved and lasting difference to the area.

## 6. IMPLICATIONS

- 6.1 Policy - The delivery of these projects fits with the Council's Corporate Plan, Argyll and Bute Local Outcome Improvement Plan and the Economic Development Action Plan. The economic outcomes from this project will contribute to the Government's Economic Strategy.
- 6.2 Financial - All funding has been approved for the projects detailed in the report. The funding comes from the Council and from external funding sources some from highly competitive processes. We will continue to review costs and assess budgets.
- 6.3 Legal Each project will have differing legal and procurement requirements depending on the grant funder and the associated grant contract conditions and we are working closely with colleagues to identify the support required and to allow this to be factored into future work plans.
- 6.4 HR - The resources required to deliver the projects will be continually monitored. The management of these externally funded projects as well as the management of the Council, PBI, CE and IP and RCGF grants requires a significant amount of resources from the team to ensure that all the necessary due diligence and financial management is undertaken and the risk is minimised to the Council.
- 6.5 Fairer Scotland Duty:
- 6.5.1 Equalities - protected characteristics – None.
  - 6.5.2 Socio-economic Duty – None.
  - 6.5.3 Islands – None.
- 6.6 Climate Change - It is an ambition of our project work to work towards net zero by adopting a carbon conscious approach throughout.
- 6.7 Risk - Construction projects by their very nature are challenging given issues that can arise relating to site conditions, managing contractors/the design team and associated budgets and meeting funder's requirements. The effects of Covid-19 and the current cost of living crisis has added even more challenges both in regard to the development/delivery phases of projects. We continually seek to minimise the risk through strong project management processes, however until the projects are fully delivered on site there remains a risk. Other areas of risk relate to the potential for limited uptake in regard to CARS/TH grants and also over-run on costs for third party projects. In regard to the latter this is a high risk particularly as the Council is not the responsible body for the projects or their delivery on the ground. The setting up of regular benefits realisation group meetings and building good working relationships with the third parties assists in identifying where issues may arise and where additional support may be required. Covid-19 and the resulting impact on the construction industry and costs is an additional risk to the delivery of these projects and we are reviewing all costs and working with funders to minimise the impact and manage the risk as much as we can.

6.8 Customer Service – None.

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

**Policy Lead for Strategic Development: Councillor Robin Currie**

July 2023

**For further information - please contact:**

Fergus Murray, Head of Development and Economic Growth  
[Fergus.Murray@argyll-bute.gov.uk](mailto:Fergus.Murray@argyll-bute.gov.uk)

Audrey Martin, Transformation Projects and Regeneration Manager  
[Audrey.Martin@argyll-bute.gov.uk](mailto:Audrey.Martin@argyll-bute.gov.uk)

**Appendices:**

Appendix A – List of Council and Third Party projects that the team is either responsible for delivering directly or for managing the grants given by the Council to a third party organisation.

## APPENDIX A - LIST OF COUNCIL AND THIRD PARTY PROJECTS

Council & Third Party Regeneration Projects	Project Value	Council Funding Contribution	External Funding secured by ABC	Delivery Start	Delivery End - (Excludes 12 month defect and monitoring period)
Dunoon CARS	£1,949,965	£500,000	£1,002,348	2017	2023
Rothesay TH2	£3,244,856	£200,000	£2,508,781	2017	2023
Tarbert Lochgilphead Regeneration Fund (Includes TCF Grant)	£6,664,470	£3,138,357	£2,473,534	2018	Ongoing
Hermitage Park (Includes TCF and PBI Grant)	£3,863,134	£484,317	£3,378,817	2016	2022
Kilmartin Museum RCGF & Council Grant	£7,663,403	£400,000	£275,000	2019	2023
Port Ellen Community hub, Islay RCGF grant	£1,570,259	£0	£1,096,223	2021/22	2024
Scalasaig business units, Colonsay RCGF grant	£480,481	£0	£335,000	2021/22	2023
Kilmory Business Park in Lochgilphead RCGF grant	£1,980,000	TBC	£979,000	2021/22	2024
Lochgilphead CARS (Includes 22/23 PBI Grant)	£1,963,511	£613,279	£1,169,731	2020	2026
Helensburgh CARS	£2,400,000	£500,000	£1,240,000	2021	2026
Events and Festivals grants (including annual Mod)	£165,150	£165,150	-	2023/24	2023/24
Place Based Investment 21/22*	£260,000	£0	£260,000	2021/22	2022/23
Place Based Investment 22/23**	£259,000	£0	£259,000	2022/23	2022/23
Placed Based Investment 23/24	£496,000	£0	£496,000	2023/24	2023/24
Crown Estate Funding 21/22	£1,634,604	£0	£0	21/22	Ongoing
Crown Estate Funding 22/23	£1,488,199	£0	£0	22/23	Ongoing
Obair Ùr Thirodh – Tìree Community Business Hub - RCGF Grant	£1,190,000	£0	£605,000	2022	2024
Kerrera Old School - Community Hub Final Phase - RCGF Grant	£548,424	£0	£285,000	2022	2023
Ulva Ferry Shore Facilities Building - Doras Caolas Ulbha - RCGF Grant	£652,590	£0	£602,590	2022	2024
Islands Infrastructure Fund 21/22	£201,419	£0	£201,419	2021/22	2022
Scotland Loves Local	£46,000	£0	£46,000	2022/23	2023/24
LACER Fund	£40,000	£0	£40,000	2022/23	2023/24
Islands Programme 22/23 - Island Community Halls Digital Hubs	£100,000	£0	£100,000	2022/23	2023/24



<b>Council &amp; Third Party Regeneration Projects</b>	<b>Project Value</b>	<b>Council Funding Contribution</b>	<b>External Funding secured by ABC</b>	<b>Delivery Start</b>	<b>Delivery End - (Excludes 12 month defect and monitoring period)</b>
Islands Programme 22/23 - Tobermory Seawall and Railings	£450,000	£0	£450,000	2022/23	2023/24
Aros Waterfront outdoor activity hub – RCGF Grant	£414,565	£0	£403,500	2023/24	2024
Nonhebel Light Industrial Park Expansion – RCGF Grant	£1,004,000	£0	£654,000	2023/24	2024
Islands Programme 2023/24 - Rockfield Road, Tobermory Phase 1	£855,796	£0	£855,796	2023/24	2024/25
Islands Programme 2023/24 - Tiree Care Home	£1,250,000	£580,000	£450,000	2023/24	2023/24
Tarbert Heritage Regeneration Scheme – Development Phase	£140,000	£60,000	£80,000	2023/24	2023/24
<b>Total</b>	<b>£42,975,826</b>	<b>£6,641,103</b>	<b>£20,246,739</b>		

\* See separate 12th August 2021 Policy and Resources committee report for proposed breakdown of projects and values. The full award was £812,000 but many of these projects are now complete.

\*\* Full award for 22/23 was £712,000. This figure has had the £200,000 awarded to Lochgilphead CARS deducted. See separate 16th June 2022 Policy and Resources committee report for proposed breakdown of projects and values. 2 of these projects are now complete.