

Helensburgh Conservation Area Regeneration Scheme (CARS)

Recommendation of Shopfront Grant Award.

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to ask members to approve the following offer of grant:
- **Up to Sixty Two Thousand, Two Hundred and Thirty Six Pounds (£62,236) to the owner of the shopfront at 9 West Clyde Street, Helensburgh, as part of the Helensburgh CARS scheme – Shopfront Improvement Scheme.**
- 1.2 The grant will support comprehensive repair to a deteriorated shopfront. The award of grant will 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 second shopfront award to be offered as part of this heritage-led regeneration project, 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 a tender exercise.
- 1.5 Helensburgh Conservation Area Regeneration Scheme (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 £2.4M programme is jointly funded by Historic Environment Scotland (HES), Argyll and Bute Council and Owners Contributions.
- 1.6 Helensburgh CARS was approved by Helensburgh and Lomond Area Committee 13th December 2022.

2.0 RECOMMENDATION

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

- **Up to Sixty Two Thousand, two hundred and thirty six pounds (£62,236) to the owner of 9 West Clyde Street, Helensburgh**, as part of the Helensburgh CARS scheme – Shopfront Improvement Scheme

Helensburgh Conservation Area Regeneration Scheme (CARS)

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3.0 INTRODUCTION

- 3.1 The purpose of this report is to ask Members to agree a shopfront grant award to the owner of 9 West Clyde Street, Helensburgh.as detailed in 2.0.
- 3.2 The application to offer an award of up to £62,236 has been assessed against, Historic Environment Scotland Conservation Standards of Repair. This ensures compliance with the Helensburgh CARS requirements when awarding a grant.
- 3.3 The grant will support the comprehensive replacement of an existing prominent shopfront. The works will enhance the character and appearance of the conservation area.

4.0 DETAIL

- 4.1 9 West Clyde Street Helensburgh has been identified as the second shopfront project for Helensburgh CARS. The property comprises one commercial unit. A completed grant application has been received. A tender exercise has been completed and the costs reflect the tender. The works for the new shop front include fabric repairs to the exterior of the building, stonework's, cast iron goods restoration, associated timber repairs and new signage/painting. All works are in line with Historic Environment Scotland's conservation 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 proposed grant award has been agreed with Historic Environment Scotland. The award amount would be up to **Sixty Two Thousand, Two Hundred and Thirty Six Pounds. £62,236.00**. The property owner will be responsible for meeting the additional costs, including any ineligible costs, such as any internal works, insulation or VAT where the property owner is VAT registered.
- 4.3 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.

4.4 Helensburgh CARS is a grant programme funded by Historic Environment Scotland and Argyll and Bute Council. The total fund is £2,400,000 and expenditure is regularly monitored.

5.0 CONCLUSION

5.1 The recommended grant award will support the comprehensive repair and regeneration of a prominent town centre shopfront. This will safeguard the building 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 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 proposed grant award.

6.3 **Legal** – Approved grant contract templates will be used and 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:** The grants help retain the use of existing buildings using traditional materials and located in the town centre helping to retain their embedded carbon. The importance of this subject is also communicated to contractors to ensure that where possible climate adaption 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.

6.9 **The Rights of the Child (UNCRC) – none**

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

Policy Lead, Leader Cllr R Currie

13th February 2024

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