

Report

Report to:	Community and Enterprise Resources Committee
Date of Meeting:	24 November 2020
Report by:	Executive Director (Community and Enterprise)

Subject:	Strathaven Conservation Area Regeneration Scheme (CARS) – Grant Application
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1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ seek approval of the grant applications in relation to Strathaven CARS from Mr Adil Butt (t/a Craigs of Strathaven Limited 3/5 Common Green, Strathaven) and Mr Alan Watt (2 Green Street, Strathaven)

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):-

- (1) that grants of up to £23,961.24 be awarded to Mr Adil Butt (t/a Craigs of Strathaven Limited, 3/5 Common Green Strathaven) and £42,200.12 be awarded to Mr Alan Watt of 2 Green Street, Strathaven from Strathaven CARS towards the external fabric improvements, including shop front and roofing works, at 3/5 Common Green and 2 Green Street, Strathaven;
- (2) that the above grants be subject to match funding being secured and written confirmation of this being received by the Council; and
- (3) that the Executive Director (Community and Enterprise Resources), in consultation with the Head of Administration and Legal Services) be authorised to complete such agreements and supporting documentation as necessary to administer the grant.

3. Background

- 3.1. Historic Environmental Scotland operate a Conservation Area Regeneration Scheme (CARS) which provides financial assistance, over a five year period, for regeneration and conservation based initiatives undertaken by Councils, National Parks, Community Groups and Third Sector organisations. The scheme was originally to end on the 31 March 2021 however, due to the current Coronavirus pandemic a one year extension has been granted and Strathaven CARS will cease on the 31 March 2022.
- 3.2. South Lanarkshire Council submitted a bid for funding to undertake such a regeneration scheme in the Strathaven Conservation Area in August 2014 which was approved in January 2015 with an award of £625,000 of support from Historic Environmental Scotland.
- 3.3. A key eligibility requirement is the need for the development of a partnership between South Lanarkshire Council and a range of local community groups. This partnership has been strengthened over the past four years with consultation events reflecting strongly the desire to support the CARS proposal.

- 3.4. The CARS project is delivered through a partnership between the Council and community representatives drawn from Avondale Civic Society, Strathaven Community Council, Strathaven Business Association and the Rotary Club of Strathaven. This links into established community/Council governance structures, such as the Strathaven Town Group, and the activities and priorities that they are pursuing.
- 3.5. The Enterprise Services Committee on 17 May 2016 approved the Strathaven CARS project and a mechanism for award of grant funding, similar to existing community benefit, renewable energy fund processes, with authority delegated to the Head of Planning and Economic Development for grants up to £20,000 and Community and Enterprise Resources Committee for grants above £20,000.
- 3.6. The CARS scheme is funded by Historic Scotland and is underpinned by a high intervention rate in recognition of the typically high costs which may be incurred and in order to incentivise all private property owners within the Conservation Area to participate in the scheme.

4. Proposals

- 4.1. The applicants own the property at 3/5 Common Green and 2 Green Street, Strathaven. The former currently trades as a newsagents and stationers while the latter accommodated, until recently, the business, J McGuire, Fruiterers. There is currently no identified new tenant for 2 Green Street, however, it is hoped that the works will assist securing an occupier. The applicants are seeking grants for a range of external fabric improvements. Both properties occupy prominent locations and the proposed works will help safeguard key buildings within the Strathaven Conservation area and the Renewal Scheme boundary.
- 4.2. The proposed works include roof repairs, new dormers, stone repairs, new rainwater goods, new leadwork and flashings, new shop frontages, signage and doorways.
- 4.3. The proposed works for both properties have been developed in conjunction with Graham and Sibbald Surveyors and McInnes Gardner Conservation Accredited Architects who are advising the Council and applicants as part of the CARS arrangements.

The applications are as follows

Mr Adil Butt (t/a Craigs of Strathaven Ltd), 3/5 Common Green Strathaven) proposed Grant Award for eligible works up to £23,961.24 - intervention rate maximum 80%.

Mr Alan Watt (2 Green Street Strathaven ML10 6LT) - proposed Grant Award for eligible works up to £42,200.12 - intervention rate maximum 80%.

- 4.4. On tendering the works the applicants received 3 quotations each from appropriate contractors. The resultant overall project costs ranged in each case from:-
 - ◆ £29,951.55 to £34,000.13 3/5 Common Green
 - ◆ £52,749.84 to £59,188.54 2 Green Street

Under the terms of the project, the application assessment process permits an intervention rate of up to 80% of eligible costs.

- 4.5 The total cost of the projects are:-
- ◆ up to £29,951.55 for 3/5 Common Green
 - ◆ up to £52,749.84 for 2 Green Street.

In each case the applicant will contribute a minimum of 20% of the project costs from their own funds. This equates to a minimum of:-

- ◆ £5,990.31 for 3/5 Common Green
- ◆ £10,549.72 for 2 Green Street

It is therefore proposed that Strathaven CARS will contribute a maximum award of:-

- ◆ £23,961.24 for 3/5 Common Green
- ◆ £42,200.12 for 2 Green Street

Representing an intervention rate of up to 80%.

- 4.6. The works are scheduled to commence at the start of 2020/2021.

5. Employee Implications

- 5.1. There are no employee implications arising from this report.

6. Financial Implications

- 6.1. Strathaven CARS has sufficient resources to meet the proposed grant award commitment detailed in this report.

7. Climate Change, Sustainability and Environmental Implications

- 7.1. The projects and initiatives identified in this report will be delivered using a range of sustainable techniques and models, having regard to best practice and current construction industry guidance. It is also noted that the projects will result in the regeneration and future sustainability of historic buildings.

8. Other Implications

- 8.1. The risks associated with the project are focused on the potential for cost overruns or delays to the programme. The applicant has agreed that any cost increases will be managed within their present budget subject to agreement on any changes to the proposed project. This is highly unlikely to have an impact on the Council.

9. Equality Impact Assessment and Consultation Arrangements

- 9.1. This report does not introduce a new policy, function or strategy and, therefore, no impact assessment is required.
- 9.2. All necessary consultation arrangements, including any community consultations, have taken place.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

30 October 2020

Link(s) to Council Values/Ambitions/Objectives

- ◆ Work with communities and partners to promote high quality, thriving and sustainable communities
- ◆ Accountable, effective, efficient and transparent
- ◆ Focused on people and their needs

Previous References

- ◆ 6 March 2018 – Community and Enterprise Resources Committee
- ◆ 15 December 2015 – Planning Committee
- ◆ 17 February 2015 – Enterprise Services Committee
- ◆ 17 May 2016 – Enterprise Services Committee

List of Background Papers

- ◆ Strathaven CARS Application Form.
- ◆ Completed Grantvisor Strathaven CARS Grant Application Form, associated information, supporting documents received from Mr A Butt and Mr A Watt and is advisors.

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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