

# Report

Report to:	<b>Community and Enterprise Resources Committee</b>
Date of Meeting:	<b>19 March 2019</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Subject:	<b>Strathaven Conservation Area Regeneration Scheme (CARS) – Grant Application</b>
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## 1. Purpose of Report

### 1.1. The purpose of the report is to:

- ♦ inform the Committee of a revised grant application to Strathaven CARS from Fong Tang (t/a Hoo Wah Cantonese and Peking Cuisine Carry Out)

## 2. Recommendation

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

- (1) that a revised grant be awarded to Fong Tang (t/a Hoo Wah Cantonese and Peking Cuisine Carry Out) of up to £113,103 from Strathaven CARS towards the external fabric improvements, including shop front works, at 15 Green Street, Strathaven replacing the offer of grant previously made;
- (2) that the above grant is 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.
- 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. 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. Proposal**

- 4.1. Strathaven CARS - Fong Tang (t/a Hoo Wah Cantonese and Peking Cuisine Carry Out) - Proposed Grant Award for eligible works up to – £113,103– Intervention rate 80%.
- 4.2. The works were estimated at £103,573 when costed in late 2017 for the previous funding application submitted and a grant offer of £82,858 was approved at Committee on 6 March 2018. However, when the works were tendered, the costs returned were substantially higher with a range from £127,404 to £159,694 plus fees. Working with the tendering contractors, the Architect has reduced costs to £121,878 plus fees of £19,500, giving a total of £141,378. It is based on these revised costings that a new application for funding was submitted. The original application has now been withdrawn and no award was accepted in relation to this.
- 4.3. The applicant owns the property at 15 Green Street, Strathaven which accommodates the business, Hoo Wah Cantonese and Peking Cuisine Carry Out, and is seeking a grant for a range of external fabric improvements.
- 4.4. The proposed works include re-roofing of the property, new dormers, stone repairs, new rainwater goods, new leadwork and flashings and new shop signage.
- 4.5. The proposed works have been developed in conjunction with John Gilbert Architects, a Conservation Accredited Architect.
- 4.6. Under the terms of the project, the application assessment process permits an intervention rate of up to 80% of eligible costs.
- 4.7. The total cost of the project is £141,378 (net of vat) after tendering and a subsequent cost saving exercise. It is proposed that Strathaven CARS will now contribute an award of up to £113,103 (net of VAT), (previously £82,858,) representing an intervention rate of 80%, with £28,275 (net of vat) of funding coming from the applicant's own funds.
- 4.8. The works are now being scheduled for the summer of 2019.

## **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. Other Implications**

- 7.1. 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.
- 7.2. There are no implications for sustainability in terms of the information contained within this report.

## **8. Equality Impact Assessment and Consultation Arrangements**

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

**Michael McGlynn**

**Executive Director (Community and Enterprise Resources)**

19 February 2019

## **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 Tang and his advisors.

**Contact for Further Information**

If you would like to inspect the background papers or want further information, please contact: - John Archibald, Project Development Officer, Planning and Economic Development Services

Ext: 5181 (Tel: 01698 455181)

E-mail: [john.archibald@southlanarkshire.gov.uk](mailto:john.archibald@southlanarkshire.gov.uk)