

# Report

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Report to:	<b>Enterprise Services Committee</b>
Date of Meeting:	<b>22 January 2012</b>
Report by:	<b>Executive Director (Community and Enterprise Resources)</b>

Subject:	<b>Blacklaw Renewable Energy Fund – Grant Application - Strathclyde Building Preservation Trust</b>
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## 1. Purpose of Report

1.1. The purpose of the report is to:-

- ♦ Seek approval for an application to the Blacklaw Renewable Energy Fund from Strathclyde Building Preservation Trust

## 2. Recommendation(s)

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

- (1) that a conditional grant be awarded to Strathclyde Building Preservation Trust of up to £6,300 (plus an administration fee of £500) towards the total eligible project costs of £18,750 for an options appraisal of Carluke High Mill, subject to match funding for the project being secured.

## 3. Background

- 3.1. At the Executive Committee on 3 March 2004, approval was given to set up a Renewable Energy Fund in respect of Blacklaw Windfarm, and to the administrative arrangements associated with the allocation of funds.
- 3.2. The Fund is financed from payments from Scottish Power who operate the Blacklaw Windfarm. To date, Scottish Power has made payments into the Fund totalling £1,169,197.75 including interest.
- 3.3. The Renewable Energy Fund is administered by Regeneration Services who are responsible for advising potential applicants, assessing applications and monitoring projects to ensure that the community benefits associated with each project are delivered.

## 4. Proposals

### **Strathclyde Building Preservation Trust – Carluke High Mill Options Appraisal**

- 4.1. Carluke High Mill was built in the 1790's and is a Category A listed building and one of the last surviving windmills in Scotland. Operated by wind, steam and then gas, the Mill ceased operations in the 1930's.
- 4.2. Due to a lack of commercial use, the building has fallen into a state of disrepair over the last 20 years which now threatens the survival of the building.

- 4.3. The local community have lobbied for the Mill to be transferred to a Trust or similar organisation to refurbish the building for the benefit of the local community. The High Mill Steering Group (HMSG) was formed from within the local community and contacted Strathclyde Building Preservation Trust (SBPT) due to their experience in the assessment and delivery of repairs to historic buildings.
- 4.4. Both HMSG and SBPT have collaborated to deliver an options appraisal that will consider repair options, costs, potential adaptation, ownership, funding and potential end uses.
- 4.5. To aid the appraisal, the existing owner of the building has signalled his willingness to transfer the building to a suitable community group in the future. It is anticipated that discussions on this will commence at the end of the options appraisal.
- 4.6. The total cost of the project is £25,342 and the total eligible cost is £18,750 (plus an administration fee of £500). The proposed grant from Blacklaw REF is £6,300. This equates to an intervention rate of 33%. Applications for the majority of the remaining balance have been submitted to the LEADER Programme for £11,592 and to the Architectural Heritage Fund for £6,250.
- 4.7. The project will be managed jointly by SBPT and HMSG with a consultant team reporting to both on progress and budget. It is expected that the study will begin in February 2013 and be completed by September 2013.
- 4.8. This application scored 20 from a possible total of 32 during the assessment process. This score permits an intervention level of up to 35%.

## **5. Employee Implications**

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

## **6. Financial Implications**

- 6.1. To date, Scottish Power has made payments into the Blacklaw Fund of £1,169,197.75 including interest (i.e. a £1,140,910.56 contribution and £28,287.19 interest).
- 6.2. Blacklaw REF has committed funds, from the Main Fund, of £866,730.40 towards projects from an available budget of £866,923.58. This leaves an outstanding balance of £193.18 in the fund. The remaining monies comprise the Local Grant Scheme which is administered by Leader.
- 6.3. A further payment of approximately £150,000 is anticipated in July 2013. Strathclyde Building Preservation Trust has confirmed that any grant would not be drawn down until August 2013. There is therefore sufficient scope to meet the total of £6,300 requested by Strathclyde Building Preservation Trust.

## **7. Other Implications**

- 7.1. The risks associated with the projects are focussed on the potential for cost overruns or delays to the programme.
- 7.2. The applicants have indicated that any cost increases will be managed within the present budgets subject to agreement from the REF on any changes to their proposed project. This is highly unlikely to have an impact on the Council.
- 7.3. Delays to the programme will have no impact on the Council.

7.4. Without the contributions from the Renewable Energy Fund, it is highly unlikely that the project outlined will proceed.

**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. As the application is for funding for an options appraisal, this will include any necessary consultation with appropriate parties e.g. Local Authority, Historic Scotland etc.

**Colin McDowall**

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

**8 January 2013**

**Link(s) to Council Objectives and Values**

- Improve the quality of the physical environment
- Increase participation in arts and culture
- Sustainable development
- Partnership working, community leadership and engagement

**Previous References**

- Enterprise Resources Committee 30 March 2011

**List of Background Papers**

- Completed REF Grant Application Form and associated information dated November 2012 received from Strathclyde Building Preservation Trust.
- Completed REF assessment form dated 8 December 2012 for Strathclyde Building Preservation Trust

**Contact for Further Information**

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

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