

# Report

Report to:	<b>Community and Enterprise Resources Committee</b>
Date of Meeting:	<b>16 February 2021</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:-

- ♦ seek approval for grant applications from Strathaven CARS from Mr Brendon Smith (t/a The Weavers Bar, 1 Green Street, Strathaven) and Mr Douglas P Bryden (29/31 Common Green, Strathaven)

## 2. Recommendation(s)

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

- (1) that grants of up to £58,558.19 be awarded to Mr Brendon Smith (t/a The Weavers Bar, 1 Green Street, Strathaven) and £34,920.55 be awarded to Mr Douglas P Bryden (29/31 Common Green, Strathaven) towards the external fabric improvements, including shop front, rendering and roofing works, at 1 Green Street and 29/31 Common Green Strathaven;
- (2) that the above grants are subject to match funding being secured and written confirmation of this being received by the Council; Planning and Building Standards matters being agreed; agreement from Strathaven CARS Community Group; 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 31 March 2021, however, due to the current Coronavirus pandemic, a one-year extension has been granted and Strathaven CARS will cease on 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 Community and Enterprise Resources 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 have responsibility for repair and maintenance of the properties at 1 Green Street and 29/31 Common Green Strathaven. The former currently trades as a licensed bar while the latter is occupied on the ground floor by a barber's business. 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 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. In the case of 1 Green Street, the application for funding was submitted by Graham and Sibbald Surveyors on behalf of the owners.
- 4.4. The applications and funding sought are as follows:-
  - ◆ Mr Brendon Smith, t/a The Weavers Bar, 1 Green Street, Strathaven seeking a Grant Award for eligible works up to £66,923.65 - Intervention rate maximum 80%.
  - ◆ Mr Douglas P Bryden (29/31 Common Green, Strathaven) – seeking a Grant Award for eligible works up to £39,911.50 - Intervention rate maximum 80%.

4.5. On tendering the works, the applicants received 3 quotations each from appropriate contractors. The resultant overall project costs ranged in each case from:-

- ◆ £83,654.56 to £101,678.06 - the Weavers Bar, 1 Green Street
- ◆ £49,886.50 to £57,619.06 - 29/31 Common Green

Under the terms of the project, the application assessment process permits an intervention rate of up to 80% of eligible costs. The final intervention rate for each project reflects the fit with project criteria.

4.6. With the lowest overall cost being selected in each case, the total cost of the projects, on which the grant awards are based are:-

- ◆ up to £83,654.56 for the Weavers Bar 1 Green Street
- ◆ up to £49,886.50 for 29/31 Common Green

4.7. In all cases, the applicant must contribute a minimum of 20% of the project costs from their own funds. In regard to the specific projects outlined above, applicant contributions required, after appraisal, will be:-

- ◆ £25,096.37 for the Weavers Bar 1 Green Street and
- ◆ £14,965.95 for 29/31 Common Green

4.8. Therefore, it is proposed that Strathaven CARS will contribute a maximum award of:-

- ◆ £58,558.19 for the Weavers Bar 1 Green Street and
- ◆ £34,920.55 for 29/31 Common Green

Representing grant intervention rates in both cases of 70% respectively and applicant contributions of 30%.

4.9. The works are scheduled for the winter/spring 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)**

25 January 2021

### **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 B Smith and Mr DP Bryden and their advisors.

### **Contact for Further Information**

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

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