

**CAMPBELTOWN CONSERVATION AREA REGENERATION SCHEME (CARS)
GRANT RECOMMENDATION OF AWARD AND PROGRESS UPDATE REPORT**

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to recommend an award of eight building repair grants to private owners for one building project and to provide a brief update on the progress of the Campbeltown Conservation Area Regeneration Scheme (CARS) Round 6.
- 1.2 This report recommends that offers of grant be made for repair works at Mclean Place West, 10-14 Main Street, Campbeltown.
- 1.3 The tenement at 10-14 Main Street, Campbeltown has been identified as a priority building repair project for Campbeltown CARS Round 6 and the recommended level of grant is available within the project budget agreed with Historic Environment Scotland. The total project cost is higher than initially projected by the Design Team as there is a requirement to carry out additional structural repairs and rot works at roof level. The application has been assessed and is fully compliant with the CARS project criteria.

1.4 RECOMMENDATION

That the Mid Argyll, Kintyre and the Islands Area Committee note the progress that has been made on the Campbeltown CARS Round 6 and agrees to award CARS grant funding of £295,307.07 to the owners of McLean Place West, 10-14 Main Street, Campbeltown for repairs to the building. Please refer to Appendix 1 for a full cost breakdown.

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4.3 **Priority Buildings** - To date, grant funding has been awarded to two priority buildings for projects at 10-20 Longrow South and 9-15 Longrow South. Work has been completed at 10-20 Longrow South scheme, safeguarding three commercial units and six flats. The project has led to two vacant units being reopened as one restaurant creating five jobs. The high level repair project at 9-15 Longrow South is progressing well and is due for completion in September 2017. It will safeguard sixteen jobs and two flats. Working in partnership with Housing Services, significant progress has been made with the remaining priority building projects as follows:

- 22-28 Main Street/2-8 Longrow South – Owners of all 21 units are committed to the project and a total contribution of £105,000 is deposited in the Owners Association bank account. The Design Team is underway with the design and development works and the projected site start is April 2018.
- Amenity Deck Project at 1-21 Longrow South/Main St/Union St – At construction tender stage. Projected site start April 2018.
- 3 Longrow South and 44-48 Main Street – In respect of both properties, owners have formed Owners Associations and commissioned Tenement Condition Surveys and Report. Further information to follow.

4.4 **Small Grants Scheme** – To date three grants have been awarded. Two window repair projects have been completed at Union Street. Urgent roof repair work is due to start at the Argyll Arms Hotel on Main Street. This will safeguard the continued use of the building.

4.6 **10-14 Main Street (McLean Place West)**, is a Category B listed building occupying a key location adjacent to Old Quay Head and the Royal Hotel. The tenement comprises 3 ground floor commercial units and 5 residential flats. There are 8 separate owners who formed an Owners Association to enable them to work together towards a major repair project. 5002041/16/323/001/23/d (10) (a) (1) (1) (3) (2)

4.7 From the outset Council officers have worked closely with the owners. The first stage was to commission an architect to produce a Tenement Condition Report. This highlighted major concerns with the structure and external fabric of the building and evidence of rot. Owners then appointed conservation accredited Design Team to progress with full development works. The process of project development follows the template set out in the Campbeltown CARS Round 6 governance report approved by the MAKI Area Committee on the 02 December 2015.

4.8 The building has been fully inspected, surveyed, researched and investigated by a conservation accredited consultant team to obtain a detailed und mlidi

6.0 IMPLICATIONS

- 6.2 *Financial*
- All grant funding is in place as part of the Campbeltown CARS Round 6 budget. The total common fund including the Historic Environment Scotland grant, Council and owners contributions is £2,293,048. To date we have committed £452,921 as follows:
 - Priority projects £312,531
 - ~~£140,390~~