
ARGYLL AND BUTE COUNCIL

**BUTE AND COWAL AREA
COMMITTEE**

DUNOON CARS RECOMMENDATION OF GRANT AWARD

2.0 INTRODUCTION

- 2.1 The purpose of this report is to ask Members to agree a grant award to the property owners of the final priority building using Dunoon Conservation Area Regeneration Scheme (CARS) funding.
- 2.2 The value of grant amounts to two hundred and thirty six thousand pounds (£236,000). The awards represent grants towards the comprehensive repair of the final priority building for the Dunoon CARS Scheme.
- 2.3 Grant levels and grant recipients are based on project budget allocations and agreed with Historic Environment Scotland (HES). Grants will be offered on the lowest tender return as a result of a competitive tender exercise. In order to support the property owners to return the building to good repair, grant will be offered at 80% of the total eligible cost. In the case of tenement properties, grant would be shared equally between the property owners.
- 2.4 Applications for grant aid have been assessed against, and are fully compliant with, Dunoon CARS project criteria, and they have all been agreed by HES.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that Bute and Cowal Area Committee approve the following grant offer:
- a) Up to £236,000 to the 5 property owners of 104-110 Argyll Street, Dunoon

4.0 DETAIL

- 4.1 Dunoon CARS is a partnership town centre regeneration project between Argyll and Bute Council and Historic Environment Scotland (HES). As a heritage-led grants administration programme, the project

- 4.2 This report seeks to outline a grant award to support significant works to a prominent building found to be in substantial need of repair after thorough professional analysis. 104-110 Argyll Street requires comprehensive roof works and a series of fabric repairs to the building s envelope.
- 4.3 Tenders have been returned and have been subject to a competitive tendering and value engineering exercise.
- 4.4 P s with joint bank accounts to facilitate the works as well as the continued maintenance of the property subsequent to their completion.
- 4.5 Traditional materials and methods of repair will be used to ensure best practice and to align s Advisory Standards of Repair. Works to each property are as follows:

	Works to encompass	Due to commence
104-110 Argyll Street 21/02611/PP	Slated roof works, lead work, chimney repairs, stone works, cast iron goods, associated timber repairs and rot works to roof.	January 2023

- 4.6 CARS grant will represent up to 80% of total eligible costs and will not exceed the level approved by committee. The property owners are therefore responsible for meeting the remaining 20%+, as well as all ineligible costs such as any internal works, or VAT where the property owner is VAT registered.
- 4.7 Property owners are required to ensure their contribution to the project is in place prior to the start of works. Evidence of this will be requested prior to the inception meeting and also prior to any drawdown of grant. This provides assurances that the contractor will be paid in full and reduces any risk of delay to the project.
- 4.8 Dunoon

6.0 IMPLICATIONS

6.1 Policy -

Kirsty Flanagan, Executive Director with responsibility for Development and Economic Growth

Fergus Murray, Head of Development and Economic Growth

Councillor Liz McCabe, Policy Lead for Islands and Business Development

For further information contact:

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APPENDICES

Appendix 1 Breakdown of funding
Appendix 2 Grant offer map