

**To: Leadership Board**

**On: 19 February 2020**

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**Report by: Chief Executive**

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**Heading: Paisley Townscape Heritage/Conservation Area Regeneration Scheme (TH/CARS2): Grant Awards for 3 County Place, Paisley and 44 High Street, Paisley**

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## **1. Summary**

- 1.1. In support of the Paisley Town Centre Heritage Asset Strategy, the Paisley Townscape Heritage/Conservation Area Regeneration Scheme (TH/CARS2) project is being delivered. Funded by Historic Environment Scotland, National Lottery Heritage Fund and Council approved budgets, the TH/CARS2 project is being delivered over the 5 year period 2016-2021. At this stage in the project, demand for grants is high and it is expected that the full value of the funding secured will be expended.
  - 1.2 This report seeks approval to award third party TH/CARS2 grants, subject to approval by the funders, for the building repair project at 3 County Place, Paisley and a combined building repair / shopfront improvement project at 44 High Street, Paisley.
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## **2. Recommendations**

- 2.1 It is recommended that the Board:
    - i. approves the award of third-party TH/CARS2 grants, subject to approval by the funders (NLHF and Historic Environment Scotland), for works at 3 County Place, Paisley and 44 High Street, Paisley.
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### **3. Background**

- 3.1 The TH/CARS2 project is funded by Historic Environment Scotland (£998,554), National Lottery Heritage Fund (£1,882,000) and through approved service budgets for the delivery of the Paisley Town Centre Heritage Asset Strategy (£1,214,968). In addition, a level of investment from property owners will be secured as a contribution to the cost of third party grant funded works funded through the TH/CARS2 project. The anticipated total project value is therefore in excess of £4.5million.
- 3.2 At the Council meeting on 29 September 2016, it was agreed that Board approval is required to approve and award third party grants with a value above £100,000. Applications for grants have been submitted for external works at two properties: 3 County Place, Paisley and 44 High Street, Paisley. The award of grant complies with the terms and conditions set by the funders. Any unused grant will be reallocated within the approved TH/CARS2 project. The proposed works will be carried out to a conservation standard to comply with the terms and conditions of grant.
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### **4. Projects recommended for TH/CARS2 Grant Awards**

#### **4.1 3 County Place**

The total cost of the external building repair project to the upper floors at 3 County Place is £630,000 and it is proposed that a grant of up to £360,000 is awarded subject to approval by the funders National Lottery Heritage Fund. The property is located out with the boundary for the CARS area and therefore cannot secure Historic Environment Scotland funding.

The proposed repair works will have major townscape and regeneration impact in a key town centre location on County Square directly opposite Paisley Gilmour Street Station. The proposed works include roof works, structural repairs, replacement of rainwater goods, stone repairs, repointing and replacement of windows and doors. The property is C listed and is on the Buildings at Risk Register with the upper floors being vacant for many years. Following the external building repair project, the owner will carry out works to the interior to convert the property to form four residential flats. Applications for planning consent, listed building consent and building warrant have been submitted and are currently being considered. Funding partners, National Lottery Heritage Fund have indicated their support in principle for the project and are in the process of reviewing the grant application. Decisions are due imminently and therefore members are asked to approve the award of grant subject to the approval of NLHF and subject to all statutory consents being in place.

#### **4.2 44 High Street**

The total cost of the external building repair and shopfront improvement project at 44 High Street is £375,000 and it is proposed that a grant of up to £255,000 is awarded subject to approval by the funders Historic Environment Scotland and National Lottery Heritage Fund.

The property is in poor condition and the proposed works include roof works, structural repairs and rot works, replacement of rainwater goods, stone repairs, repointing, and replacement of windows and doors. The grant application excludes the middle shop unit at 44 High Street (Uptown Barbers) which received TH/CARS2 grant funding in 2019 for the installation of a traditional shopfront. In addition to the building repairs to the roof and upper floor, traditional shopfronts will be installed on the ground floor. Planning consent has been granted for the proposals and a Building Warrant application submitted. The building is identified as a priority project within the TH/CARS2 scheme and is currently on the Buildings at Risk Register. The repair of the exterior of the building and the shopfront improvements will have a significant townscape and regeneration impact in a key area of the High Street close to the Museum. Funding partners, National Lottery Heritage Fund and Historic Environment Scotland have indicated their support in principle for the project and are in the process of reviewing the grant application. Decisions are due imminently and therefore members are asked to approve the award of grant subject to the approval of HES and NLHF and subject to all statutory consents being in place.

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## **5. Next Steps**

- 5.1 Subject to Board approval, securing all necessary statutory consents and subsequent approval by HES and NLHF, the TH/CARS2 grants will be awarded for the proposed works at 3 County Place, Paisley and 44 High Street, Paisley.
- 5.2 Over the remaining period of the project, the TH/CARS2 will:
  - a. Continue to deliver the heritage education, training and events Activity Plan;
  - b. Coordinate the delivery of grant funded third-party building repair/restoration works and shopfront improvement works within the TH/CARS2 area to fully expend the awarded funding;
  - c. Develop and deliver public realm improvements, and
  - d. In compliance with the requirements of the NLHF and HES grants, submit the required monitoring reports and grant claims.

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## **Implications of the Report**

- 1. **Financial** - Funding for this project utilises approved Council budgets for the implementation of the Paisley Town Centre Heritage Asset Strategy, approved by Council in February 2014 and February 2015 and summarised within the Council report in September 2016. Financial monitoring of this budget is undertaken by the Cultural Infrastructure Programme Board. Grants awarded to the Council by NLHF and Historic Environment Scotland supplement this budget and are monitored in accordance with the terms and conditions of grant.

2. **HR & Organisational Development** - Four posts (full time) are embedded within the Regeneration Team on a fixed term basis for up to 5 years to align with the project funding and timescale. All costs of these posts are met by secured external funding and the Council's contribution to the overall project.
3. **Community Planning –**
- *Our Renfrewshire is thriving – Progressing cultural and heritage-led regeneration projects results in a stimulus to the local economy via contracts won and visitors and user numbers. The TH/CARS2 Project will significantly support the objectives to develop Renfrewshire's economy, including its Town Centres as thriving places, supporting local places, businesses and communities.*
  - *Our Renfrewshire is well - The delivery of actions through the TH/CARS2 project have the potential to positively impact on physical, emotional and mental health and wellbeing. Implementing the project will assist Renfrewshire citizens to have a positive attitude to their community.*
  - *Our Renfrewshire is safe - Working in partnership with public and private sector stakeholders and organisations to achieve positive outcomes.*
  - *Reshaping our place, our economy and our future - The project will contribute to meeting all of the outcomes of the Community Plan to;*
    - i. *Be one of the best locations in Scotland to invest, in terms of its people, businesses and local communities.*
    - ii. *Have a growing local economy creating employment for a well trained, qualified and motivated workforce where unemployment is reduced and employment opportunities are growing.*
    - ii. *Be the best connected local economy in Scotland, internationally, nationally and regionally.*
    - iii. *Have attractive environments and successful town centres created through successful area regeneration that contribute positively to local community and economic growth*
  - *Reshaping our place, our economy and our future – The TH/CARS2 project will secure the restoration and productive re-use of town centre buildings which will contribute to supporting growth and sustainable jobs. Increased footfall and the associated increased use of the High Street offers potential benefits to traders, assisting the economy of Paisley Town Centre.*
4. **Legal** - TH/CARS2 third party grants are awarded within the terms of the relevant Council policies and in compliance with the funders terms and conditions of grant. All grants awarded are subject to the Council's approved standard conditions and may, depending on the terms of the contracts of grant and the Council's own policies, require standard securities to be taken over the affected properties.

5. **Property/Assets** - None
6. **Information Technology** - None
7. **Equality & Human Rights** - The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** - None
9. **Procurement** - None
10. **Risk** - In compliance with the NLHF and HES grants and in accordance with the Council's Project Management Framework, the TH/CARS2 project will actively monitor key risks and issues associated with project delivery.
11. **Privacy Impact** - none
12. **COSLA Policy Position** – None
13. **Climate Risk** – With cognisance of Historic Environment Scotland's most recent guidance: '*A Guide to Climate Change Impacts: On Scotland's Historic Environment, Our Place in Time, 2019*', the repair and maintenance of Paisley's historic fabric through TH/CARS2 will contribute to the restoration and repair of buildings and will improve the performance of properties over time.

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### List of Background Papers

- (a) Report to Leadership Board: 4<sup>th</sup> December 2019 'Paisley Townscape Heritage/Conservation Area Regeneration Scheme (TH.CARS2): Progress to Date and Grant Award (5 George Place, Paisley)
- (b) Report to Council 29<sup>th</sup> September 2016 'Paisley Townscape Heritage/Conservation Area Regeneration Scheme (TH/CARS2): Grant Awards
- (c) Report to Economy & Jobs Policy Board: 31<sup>st</sup> August 2016 'Paisley Heritage Asset Strategy: Submission of Funding Applications'
- (d) Report to Economy & Jobs Policy Board 18<sup>th</sup> March 2015 'Paisley Townscape Heritage and Conservation Area Regeneration Scheme (Phase 2)'
- (e) Report to Economy & Jobs Policy Board: 19<sup>th</sup> November 2014 'Paisley Heritage Asset Strategy: Progress Report 2'
- (f) Report to Economy & Jobs Policy Board: 3<sup>rd</sup> September 2014 'Paisley Heritage Asset Strategy: Submission of Funding Applications'

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