

To: Leadership Board

On: 4 December 2019

Report by: Chief Executive

Heading: Paisley Townscape Heritage/Conservation Area Regeneration Scheme (TH/CARS2): Progress to Date and Grant Award (5 George Place, Paisley)

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.
 - 1.2. This report provides an update on progress made to date and seeks approval to award a third-party TH/CARS2 grant, subject to approval by the funders, for building repair work at 5 George Place, Paisley.
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2. Recommendations

- 2.1 It is recommended that the Board:
 - i. notes the progress made to date with the TH/CARS2 scheme; and
 - ii. approves the award of a third-party TH/CARS2 grant, subject to approval by NLHF and Historic Environment Scotland, for building repair work at 5 George Place, Paisley.
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3. Background

- 3.1 The TH/CARS2 project continues to make good progress to deliver its aims of improving the historic fabric of Paisley town centre and providing opportunities for local people to take part in heritage education, training and events. 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 (£1,218,706). 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. An application for a building repair grant has been submitted for external works at 5 George Place. The total cost of the project is £283,000 and it is proposed that a grant of up to £245,000 is awarded subject to approval by the funders, Historic Environment Scotland and National Lottery Heritage Fund. This 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.
- 3.3 The property at 5 George Place is a fine example of a Georgian townhouse located adjacent to Sma' Shot Cottages in the Paisley Town Centre Conservation Area. The category 'B' listed building is identified as a priority project within the TH/CARS2 scheme, and its restoration is compliant with the purposes of the scheme. The exterior of the building is in need of urgent repair and the proposed works will be carried out to a conservation standard to comply with the terms and conditions of grant. The proposed works include roof works, structural repairs to chimneys, rot works, replacement of rainwater goods, stone and render repairs and restoration of windows and doors.
- 3.4 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 full 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. This will enable the grant award process to conclude within the required timescale for the works to begin on site early in 2020.

4. TH/CARS2 Progress to date

Building Repair Projects

- 4.1 There has been good interest in the Building Repair Grant scheme. One building repair project has been completed at 9 Gilmour Street and a grant has been awarded to Sma' Shot Cottages, with works shortly to commence on site. A further seven projects continue to progress towards full grant applications. Officers are working closely with property owners to accelerate progress and move projects forward to ensure full grant spend.

Shopfront Improvement Projects

- 4.2 Four shopfront improvement projects have been completed to a high standard at 30A & 30B High Street, 36 High Street and 44 High Street. A further seven projects continue to progress towards full grant applications. Promotion of the shopfront scheme in February 2019 generated renewed interest in the scheme.

Small Grants/ Restoration of Architectural Detail

- 4.3 Two small grant projects have been completed at 14 Smithhills Street and 43 High Street, both delivering repairs to traditional sash and case windows. A grant award has been made for works at 26 New Street and a further seven small grant projects are progressing towards full grant applications.

Heritage Education, Training and Events (HETE) Activity Plan

- 4.4 Good progress continues to be made with the delivery of the HETE activity plan. Activity valued at over £370,000 has been delivered or is currently underway. This includes £225,000 of TH/CARS2 grant and £145,000 of contributions from other sources including in-kind support and volunteer support.

A wide range of activity has been delivered in association with local community groups and stakeholders, with a focus on engaging young people and harder to reach groups. Effective partnership working has been key to the plan's success, with over 80 local and national organisations involved to date.

Activities are delivered across 3 themes, with a specific emphasis on learning through making:

- a. **Fabrication** (7 activities, 2 delivered, 5 underway) including '*Modelling Paisley*' and '*Sma' Shot Weavers in Residence*'.
- b. **Social Fabric** (24 activities, 10 delivered, 5 underway) including Paisley's Industrial and Cultural Heritage Conference 2018 and Paisley Architectural Heritage Conference 2019, the '*Homemaking Film*', and '*Paisley's Songwriting Heritage*'.
- c. **Built Fabric** (11 activities, 3 delivered, 2 underway) including '*White Cart River Story*', '*Pageant of Paisley*' and '*Winter Coats*'.

Further detail on the full programme of activities delivered to date can be found on the Paisley.is website at <https://paisley.is/th-cars2-hete-2/>

Public Realm

- 4.5 The first phase of public realm works was tendered through an open tender process in May 2019. Although this attracted good interest, tender returns were deemed non-compliant and a phased tender approach was then adopted that will enable works to progress. The first phase of works will be in George Place. Works are scheduled to be on site early in 2020. The next phase of works to be delivered is planned to be on the High Street opposite the Museum.

5. Next Steps

- 5.1 Subject to Board approval and subsequent approval by HES and NLHF, the TH/CARS2 grant will be awarded for the building repair works at 5 George Place.
- 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 third-party building repair/restoration works and shopfront improvement works within the TH/CARS2 area;
 - 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, and
 - e. Continue to update Board at appropriate intervals in terms of the progress and achievements of the TH/CARS2 project.

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 Paisley Regeneration 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.*
 - iii. *Be the best connected local economy in Scotland, internationally, nationally and regionally.*
 - iv. *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 Council 29th September 2016 ‘Paisley Townscape Heritage/Conservation Area Regeneration Scheme (TH/CARS2): Grant Awards’
 - (b) Report to Economy & Jobs Policy Board: 31st August 2016 ‘Paisley Townscape Heritage/Conservation Area Regeneration Scheme (TH/CARS2): Grant acceptance’
 - (c) Report to Economy & Jobs Policy Board 18th March 2015 ‘Paisley Townscape Heritage/Conservation Area Regeneration Scheme (Phase 2)’
 - (d) Report to Economy & Jobs Policy Board: 19th November 2014 ‘Paisley Heritage Asset Strategy: Progress Report 2’
 - (e) Report to Economy & Jobs Policy Board: 3rd September 2014 ‘Paisley Heritage Asset Strategy: Submission of Funding Applications’
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