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**To: Economy & Jobs Policy Board**

**On: 31 August 2016**

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**Report by: Director of Development and Housing Services**

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**Heading: Paisley Townscape Heritage/Conservation Area Regeneration Scheme (TH/CARS2): Grant acceptance**

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## **1. Summary**

- 1.1. In support of the Paisley Town Centre Heritage Asset Strategy, funding applications were submitted in February 2016 to the Heritage Lottery Fund (HLF) for a second Paisley Townscape Heritage (TH2) project and to Historic Environment Scotland for a complementary Conservation Area Regeneration Scheme (CARS). Both applications were successful and grant awards confirmed of £998,554 from HES and £1,882,000 from HLF. On acceptance of the grant awards, the TH/CARS2 project will be delivered over the approved 5 year period 2016-2021.
  - 1.2. This report provides an update on the funding awards and the proposed next steps for the delivery of the TH/CARS2 project in line with the Heritage Strategy and the Council's bid for UK City of Culture 2021.
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## **2. Recommendations**

- 2.1 It is recommended that the Board:
    - i. Authorises the Director of Development & Housing Services to accept the Heritage Lottery Fund Stage 2 Grant of £1,882,000 and the Historic Environment Scotland CARS grant of £998,554 to enable the delivery of the TH/CARS2 project.
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### **3. Background**

- 3.1. Paisley town centre is vital to the economic and social performance of all of Renfrewshire and the Paisley Town Centre Heritage Asset Strategy brings forward a vision that seeks to utilise its wealth of heritage and cultural assets as a basis for regeneration.
  - 3.2. As part of this Strategy and following the successful delivery of the Paisley TH/CARS project which focussed on the Causeyside Street/Johnston Street area, this potential continues to be recognised by national external funding bodies such as the Heritage Lottery Fund and Historic Environment Scotland with the recent approval of funding for the TH/CARS2 project.
  - 3.3. The Economy and Jobs Board on 18<sup>th</sup> March 2015 accepted the Stage 1 HLF grant to develop this second Townscape Heritage project and agreed that a second complementary Conservation Area Regeneration Scheme be developed and submitted to Historic Environment Scotland. The approved TH/CARS2 project focuses on the delivery of building repair, shopfront restoration, public realm improvements and an extensive programme of heritage education, training and events which will be complementary to the bid for UK City of Culture 2021.
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### **4. Progress to date**

- 4.1 Historic Environment Scotland approved the grant award of £998,554 on 29<sup>th</sup> February 2016 for a Conservation Area Regeneration Scheme (CARS) subject to the decision by HLF on the TH application. On 14<sup>th</sup> June 2016, HLF approved the Stage 2 award of TH funding of £1,882,000. Through approved service budgets for the delivery of the Heritage Strategy, the Council's contribution to the TH/CARS2 project is £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 building repair works funded through the TH/CARS2 project. The anticipated total project value is therefore in excess of £4.5million.
  - 4.2 On acceptance of the HLF and HES grants, the grant contracts will be signed and formal permission to start achieved. The TH/CARS2 project will then be delivered over the approved 5 year timescale 2016-2021.
  - 4.3 The recruitment process has been started to appoint the project team.
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### **5. Next Steps**

- 5.1 Utilising the match funding secured from HLF, HES and approved Council budgets, 4 full time project staff will be appointed on a fixed term basis to deliver the project – two Heritage Project Officers, a Heritage Activity Officer and Heritage Project Assistant. The project will be managed by the Regeneration Manager/Assistant Regeneration Manager within Development & Housing Services.

- 5.2 The TH/CARS2 project is anticipated to be formally launched following the appointment of the project team. Further updates will be reported to the Board as the project progresses.
- 5.3 It is proposed that over the next 5 years, the TH/CARS2 project will:
- a. Engage with key partners and stakeholders to deliver the heritage education, training and events Activity Plan (see below);
  - b. Deliver building repair/restoration works and shopfront improvement works within the TH/CARS2 area through a third party grants scheme (see Appendix 1 for map of priority buildings and locations);
  - c. Deliver public realm improvements in the west side of High St/ Shuttle St/Browns Lane area, and
  - d. In compliance with the requirements of the HLF and HES grants, submit the required monitoring reports and grant claims.
- 5.4 The TH/CARS2 project will offer third party grants to property owners for building repair/restoration and shopfront improvement works.
- 5.5 The Activity Plan titled 'The Making of Paisley' incorporates a wide reaching programme of activity focussing on the three themes of Paisley's heritage - Built Fabric, Fabrication and Social Fabric. It will focus primarily on delivering an intensive programme of learning and participation to encourage the local community to appreciate and understand Paisley's cultural and built heritage. To complement this, a programme of events, festivals, performances and tours will engage a wider audience including people not normally engaged in culture and heritage.
- 5.6 Examples of the activities include talks, workshops and demonstrations, traditional construction skills training, filmmaking, theatre and music projects. This activity programme will increase participation in heritage and improve Paisley as a visitor destination for culture and arts whilst telling the 'Untold Story'.
- 5.7 The TH/CARS2 project will provide grants for the repair and restoration of key historic buildings as well as the reinstatement of architectural detail, focussing on traditional shopfronts. The buildings identified as priorities are:
- former Liberal Club (32 High Street);
  - Sma Shot Cottages;
  - 5 George Place;
  - 44-46, 51 and 53 High Street.
- 5.8 A number of buildings have been identified as second priorities and will be targeted should the first priority projects not progress satisfactorily. The second priority buildings include, 18 High St and the shopfronts at 61, 63 and 69 High Street. A list of reserve buildings has also been prepared and can be seen on the attached plan at Appendix 1. Initial engagement with property

owners has been positive and continuing on the success of the THI/CARS project in Causeyside Street, there is a high level of interest in the project.

- 5.9 It is expected that the project will be formally launched in January 2017 following the “permission to start” process required by HLF and HES.

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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. Financial monitoring of this budget is undertaken by the Paisley Regeneration Programme Board. Grants awarded to the Council by HLF and Historic Environment Scotland supplement this budget and will be monitored in accordance with the terms and conditions of grant.
2. **HR & Organisational Development** – Four officers (full time) will be appointed within Development & Housing Services on a fixed term basis for up to 5 years to align with the project funding and timescale ie 2016-2021. All costs of these appointments will be met by secured external funding and the Council's contribution to the overall project.
3. **Community Planning –**  
**Community Care, Health & Well-being** - The delivery of actions within the Heritage Asset Strategy have the potential to positively impact on physical, emotional and mental health and wellbeing.  
**Jobs and the Economy** – The project will contribute to meeting all of the outcomes of the Community Plan to;
  - Be one of the best locations in Scotland to invest, in terms of its people, businesses and local communities.
  - Have a growing local economy creating employment for a well trained, qualified and motivated workforce where unemployment is reduced and employment opportunities are growing.
  - Be the best connected local economy in Scotland, internationally, nationally and regionally.
  - Have attractive environments and successful town centres created through successful area regeneration that contribute positively to local community and economic growth**Safer and Stronger** - Implementing the project will assist Renfrewshire citizens to have a positive attitude to their community.
4. **Legal** – The HLF and HES contracts of grant require to be signed by senior officers to formally accept the grant and proceed with the delivery of the TH/CARS2 project. TH/CARS2 grants will be awarded within the terms of the relevant Council policies and in compliance with the funder's terms and conditions of grant. All grants awarded under delegated powers will also be 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 HLF 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** – A Privacy Impact Assessment for the delivery of the TH/CARS2 project will be carried out in association with Legal Services

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### **List of Background Papers**

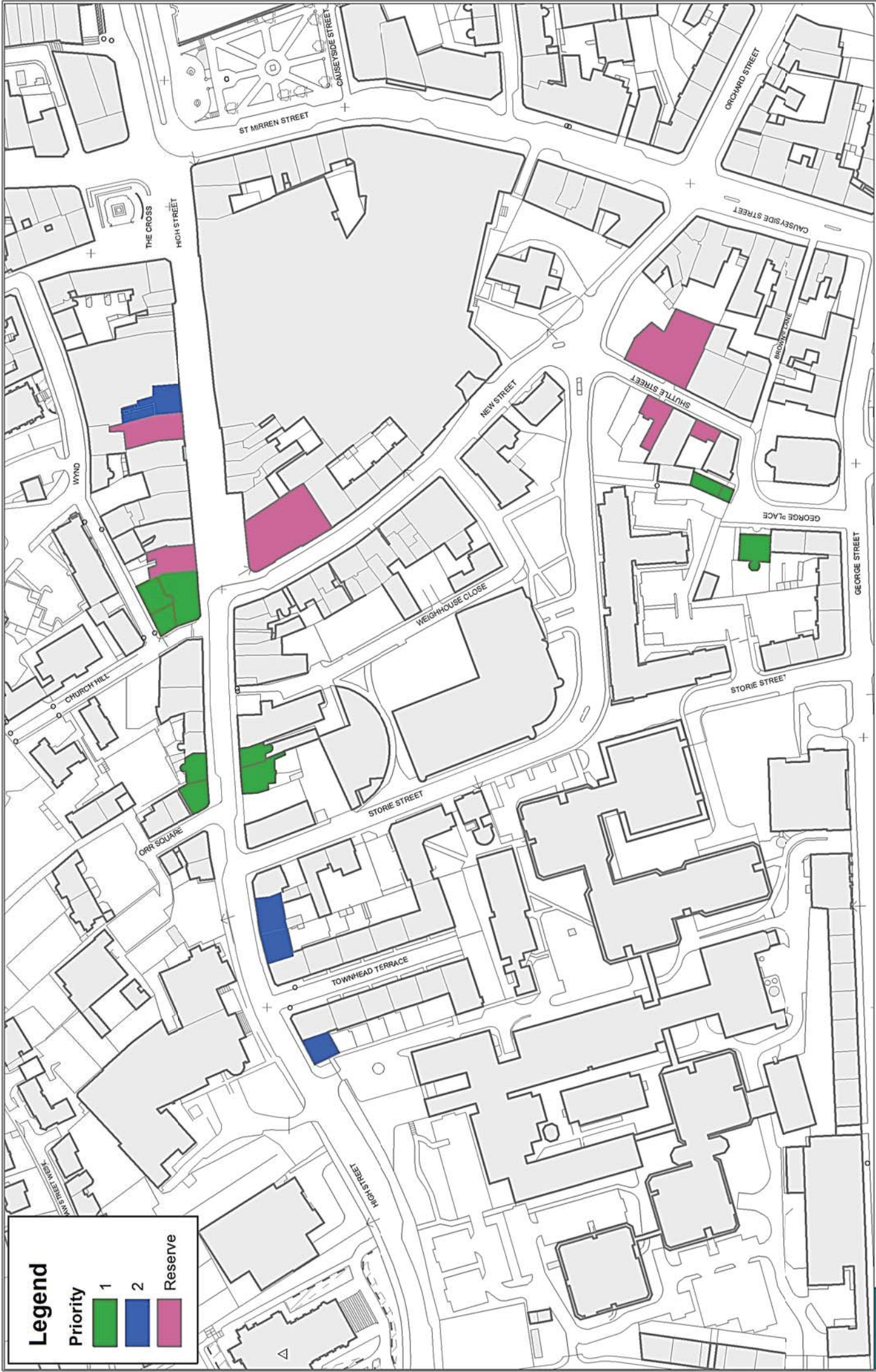
- (a) Report to Economy & Jobs Policy Board 18<sup>th</sup> March 2015 'Paisley Townscape Heritage and Conservation Area Regeneration Scheme (Phase 2)'
- (b) Report to Economy & Jobs Policy Board: 19<sup>th</sup> November 2014 'Paisley Heritage Asset Strategy: Progress Report 2'
- (c) Report to Economy & Jobs Policy Board: 3<sup>rd</sup> September 2014 'Paisley Heritage Asset Strategy: Submission of Funding Applications'

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## Legend

### Priority

1

2

Reserve

User: ptpollock1



Date: 03/02/2016

## Location of Priority and Reserve Buildings



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Scale 1:2,200