

To: Leadership Board

On: 1 December 2021

Report by: Director of Finance and Resources

Heading: The Regeneration of Paisley Town Centre – Paisley Museum Project

1. Summary

- 1.1 The Paisley Heritage Asset Strategy, approved by the Council in January 2014, set out an ambitious vision for the social and economic regeneration of Paisley. The signature project is the redevelopment of Paisley Museum to create an international quality visitor destination. The Museum has significant potential to drive the economic and cultural vitality of the town
 - 1.2 Council approved the finalised project proposal, scope and funding package prior to the full commencement of the project delivery in 2017.
 - 1.3 This paper provides a progress update on the outcome of Historic Environment Scotland's (HES) funding decision which forms part of the approved funding strategy.
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2. Recommendations

It is recommended that the Board:

- 2.1 Note that the Council's application to HES for a grant towards Paisley Museum Re-Imagined Project was successful and an award of up to £1,498,726 was made on 15 September 2021.

- 2.2 Note that HES grant terms and conditions required the legal contract accepting the grant to be signed by 15 November 2021 to be eligible, and as such the acceptance of the grant was signed on 15 November 2021
 - 2.3 Homologate the acceptance of the grant award
 - 2.4 Note acceptance of the grant means that the Council will now be permitted to make grant claims against the construction work retrospectively which began on 21 June 2021 and is scheduled for completion on 30 December 2022.
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3. Background

- 3.1 The Paisley Heritage Asset Strategy, approved by the Council in January 2014, set out an ambitious vision for the social and economic regeneration of Paisley. The signature project is the redevelopment of Paisley Museum to create an international quality visitor destination

The vision is to create a visitor experience of international quality, the signature project of Paisley's regeneration strategy, telling the inspirational stories of Paisley, its heritage and its pattern.

The planned outcomes for the project are:

- i. Cultural tourism developed as a result of the internationally recognised Paisley pattern being reconnected with its place
- ii. Increased economic activity and investment in the town centre
- iii. Perceptions transformed and civic pride restored
- iv. Paisley's profile re-established as a creative, innovative, radical place, prepared to think differently, with the museum at its heart
- v. Local participation in sustained growth and development of the content and activity of the museum, building community confidence and ownership

The Museum scheme will include:

- i. Repair and re-interpretation of all 4 buildings on the site (the Museum, the Observatory, Transit House and the Philosophical Society Building)
- ii. A new build extension housing a reception area, café and shop
- iii. Full upgrade to all existing galleries
- iv. Physical access issues and circulation will be resolved ensuring the visitor experience is enjoyed by all visitors and meets their needs
- v. Installation of new efficient mechanical and electrical plant systems
- vi. Landscaped area to the west and rear of the Museum
- vii. Satisfactory level of interactivity and interpretation of collections for visitors
- viii. Collections completely redisplayed and reinterpreted throughout the museum, resulting in a 100% increase in the collections on display.

The Full Business Case (submitted as part of the National Lottery Heritage fund application in 2019) projects a minimum of 125,000 visits each year, a significant increase from the current low base of 36,500. The overall economic impact of the preferred option on Renfrewshire over 30 years is £79 million and will support 138 jobs through capital spending and 48.5 jobs per annum through revenue and visitor spending

3.2 Funding Strategy

Renfrewshire Council has committed £24.1m towards this project. As previously outlined to the Board, the proposed funding strategy continues to focus on developing and demonstrating the robustness and deliverability of the funding approach.

As the board are aware, the project was looking to secure HES funding. The Council's application to HES for a grant towards Paisley Museum Re-Imagined Project was successful and an award of up to £1,498,726 was made on 15 September 2021. The HES grant terms and conditions required the legal contract accepting the grant to be signed by 15 November 2021. As such, in consultation with the Director of Finance, the Head of Corporate Governance and Programme Director - City Deal and Infrastructure it was agreed that given the timing for acceptance it was necessary to accept the award in advance of the date of this Board, and as such the acceptance of the grant was signed on 15 November 2021

Outlined below is a summary of the funding package as previously agreed with the Board with a current status update:

Funding Source	Amount	Status
Renfrewshire Council	£24.1m	Secured
Heritage Lottery Fund	£4.9m	Secured
Scottish Government	£2m	Secured
Historic Environment Scotland	£1.48m	Secured
Scottish Capital Grant Regeneration Fund	£4m	Secured
Fundraising (private and other grant donations)	£5m	Ongoing

Implications of the Report

1. Financial

The financial commitment from the Council towards the £42 million proposals is £24.1 million which is deliverable from resources already committed by the Council to heritage regeneration projects within Paisley town centre. Should other elements of the funding strategy fail to fully deliver the targeted contributions, in particular the fundraising strategy, there would be a requirement for the Council to build into its financial planning arrangements the impact of meeting the outstanding funding requirement in order to maintain delivery of the full project proposal.

2. HR & Organisational Development

There are significant recruitment requirements for the delivery phase of the project. The majority of project development and delivery posts (26.5 posts) have now been recruited.

3. Community/Council Planning

Children and Young People	- the project aims to deliver one of the most accessible Museums in the country and run significant programmes to reach audiences irrespective of age or physical, health or financial position
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Community Care, Health & Well-being	- the project aims to deliver one of the most accessible Museums in the country and run significant programmes to reach audiences irrespective of age or physical, health or financial position
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Empowering our Communities	- there will be new roles and opportunities for Museum Volunteers in the completed Museum and content will be developed in partnership with communities, ensuring that the museum has a strong community identity.
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Greener	- the capital works will provide a significant opportunity to improve the efficiency of the buildings. The project takes cognisance of the Council's Carbon Management Plan and has produced an Environmental Design and Building Services Strategy
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Jobs and the Economy	- the project will significantly support the objectives to develop Renfrewshire a thriving
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place, supporting local places, businesses and communities.

Safer and Stronger

- the project aims to deliver one of the most accessible Museums in the country and run significant programmes to reach audiences irrespective of age or physical, health or financial position

4. Legal None

5. Property/Assets

The project significantly extends and refurbishes Paisley Museum. Future running and maintenance costs have been developed as part of the Full Business Case planning, supported by the Council's continued role as the owner of the building and from new revenue streams that will support the future Museum and service

6. Information Technology

Provision of ICT infrastructure in the new Museum will require specialist and sophisticated skills and has been identified and scoped during the design phases of the project. The Museum will need to be supported by a robust Collections Management system and web site

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 because for example it is for noting only. 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. (Report author to arrange this).

8. Health & Safety

None at this stage of project development

9. Procurement

All commissions will be procured through the appropriate procedures set out in the Council's Standing Orders Relating to Contracts. The Services of the Central Procurement Unit have been engaged for the appointment of contracts during the development and delivery phases of the project.

10. Risk

The programme actively monitors key risks and issues associated with delivery in accordance with the Council's Project Management Framework and reported to City Deal and Infrastructure Board on a monthly basis.

11. Privacy Impact –

None

12. COSLA Policy Position – None

13. Climate Risk – None

List of Background Papers

- a) *Report to Economy and Jobs Policy Board, 29 January 2014, Paisley Heritage Asset Strategy*
 - b) *Report to Economy and Jobs Policy Board, 11 November 2015, Regeneration of Paisley Town Centre - Paisley Museum*
 - c) *Report to Leadership Board, 8 June 2016, The Regeneration of Paisley Town Centre – Paisley Museum Project*
 - d) *The Paisley Museum : Vision and Masterplan, and Outline Business Case prepared by Metaphor and BOP Consulting.*
 - e) *Report to Leadership Board, 30 November 2016, The Regeneration of Paisley Town Centre – Paisley Museum Project*
 - f) *Paisley Museum Re-Imagined Full Business Case (NLHF) 31 August 2019*
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