

To: Leadership Board

On: 23 February 2022

Report by: Chief Executive

Heading: Paisley Townscape Heritage / Conservation Area Regeneration Scheme (TH.CARS2): Progress to date; Grant Award for former Liberal Club, 32 High St, Paisley and extension to project

1. Summary

- 1.1 In support of the Paisley Town Centre Heritage Asset Strategy, Paisley Townscape Heritage / Conservation Area Regeneration Scheme 2 (TH.CARS2) continues to be delivered. Paisley TH.CARS2 is funded by the National Lottery Heritage Fund (NLHF), Historic Environment Scotland (HES) and Council approved budgets, with Project completion currently 31 December 2022.
 - 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, NLHF and HES) for external works to the former Liberal Club, 32 High St, Paisley.
 - 1.3 This report notes the extension to the project to June 2023 as requested to the funders, NLHF and HES as a result of implications of Covid-19 and to allow delivery of works to 32 High St, Paisley.
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2. Recommendations

- 2.1 To note the progress of the TH.CARS2 project.

- 2.2 To approve the award of a third-party TH/CARS2 grant, subject to assessment of the full grant application and subsequent approval by NLHF and HES, for external building repair works to the former Liberal Club, 32 High St, Paisley.
 - 2.3 To note the proposed extension to the TH.CARS2 project.
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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 National Lottery Heritage Fund, (£1,882,000), Historic Environment Scotland (£998,554), 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 The TH/CARS2 project was originally due to complete by September 2021. As a result of the implications of the pandemic, the funders agreed an extension to the project with a CARS project end date of 31 March 2022 (funded by HES) and a TH end date of December 2022 (funded by NLHF). Due to the continued impact of the pandemic and the opportunity to include 32 High St, a priority project, a further extension has been requested. HES have confirmed the extension of the CARS project end date to 31 March 2023 with a project end date of 30 June 2023 requested from NLHF.
- 3.3 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. The owners of 32 St High St are progressing an application for a Building Repair Grant for external works at 32 High St, 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.
- 3.4 The TH.CARS project has a number of priority Building Repair projects which have been a focus for funding. Over the duration of the scheme owners of some priority properties have not progressed applications or been unable to meet particular requirements of the TH.CARS2 project. 5 George Place received Board approval for a grant award of up to £245,000 in December 2019 but due to ownership and insurance issues this project has been unable to progress to date. Over the period since December 2019 the owners of the former Liberal Club have made excellent progress in developing a scheme for the restoration of this priority building. The TH.CARS2 scheme however was financially limited in what support it could give to the project given the extent of commitments made to other projects, including 5 George Place.

Officers have therefore sought to align funding available through the Place Based Investment Fund, approved by Board on 15th September 2021, with the TH.CARS2 scheme to ensure that both projects are delivered. The TH.CARS2 grant contribution to 5 George Place will be reduced to up to £70,000 with additional funding from the Place Based Investment Fund. It is recommended that 32 High Street receives a grant award of up to £600,000 from TH.CARS2 also with additional support from the Place Based Investment Fund. Further details justifying the TH.CARS2 grant award to 32 High Street are set out in Section 5 of this report.

4. TH/CARS2 Progress to Date

4.1 Building Repair Projects

Building Repair grants totalling over £857,000 have been awarded to eight properties in the town centre to date. Grant supported external repair works have successfully completed on five projects including 9 Gilmour St, Sma Shot Cottages, 18 George St, 41 High St (Right Way Credit Union) and most recently at 2-3 County Place. Building Repair projects at 20 New St (Vienna's) and 10 Shuttle St are currently on site, with window repair works to 28 High St due to commence in March 2022.

4.2 Shopfront Improvement Projects

Shopfront improvement grants of a total value of £223,000 have been awarded to seven shopfronts to date. Works to six shopfronts have completed at 30 A and B High St (White Cart Company and now Sinclair's Jewellers), 36 High St (Shelter), 44 High St (Uptown Barbers), 61 High St (Print and Copy It) 41 High St (Right Way Credit Union) with works to 63 High St (Nomad's) about to commence on site. A further four Shopfronts in the High St are developing grant applications.

4.3 Small Grants/Restoration of Architectural Detail

Small Grants with a total value of over £40,000 have been awarded so far to nine property owners in the TH.CARS2 area, mainly for repairs to traditional sash and case windows but also to support restoration of architectural details including replacement of decorative railings.

Further details of TH.CARS2 Building Repair projects can be found on the Paisley.is website at https://paisley.is/th-cars2_building_repairs/

4.4 HETE update

With revisions to the programme and a year's extension to the deadline approved by funders, despite the pandemic, good progress has been made with the delivery of the HETE Activity Plan.

The majority of the community engagement programme is due to finish by the end of March 2022. To date, activity valued at over £550,000 has been delivered or is currently underway. This includes £347,000 of TH.CARS2 grant and £205,000 of contributions from other sources such as in-kind support and volunteer support.

A wide range of activities have 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 100 local and national organisations involved.

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

- a. **Fabrication** (7 activities: 3 delivered; 4 underway) including '*Building Paisley*' architecture workshops and '*The Artisan's Institute*' textile activities.
- b. **Social Fabric** (24 activities: 15 delivered; 8 underway) including '*The Grand Conversazione*' conferences, '*Paisley Pioneers*' film and '*Paisley's Music History*' walking app.
- c. **Built Fabric** (11 activities: 8 delivered; 3 underway) including the '*Monumental*' costume project and '*Charleston Rally*' film.

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

4.5 Public Realm Update

Work continues to deliver Public Realm works to a value of £750,000. Resurfacing works and lighting improvements to George Place have been completed. Works to resurface pavements to the High Street, opposite the Museum, are currently being tendered with works planned to start on site in summer 2022.

5. 32 High St

- 5.1 Tenders have recently returned for works to 32 High St with the total cost of the external building repair project, including construction costs and fees, approximately £1.35m, with final tender checks and agreement on programme pending. It is proposed that following review of the full grant application, a TH.CARS2 grant of up to £600,000 is awarded, subject to approval by the funders, National Lottery Heritage Fund and Historic Environment Scotland. Both funders have indicated their support in principle for the project. In addition, the project will be supported by a contribution from the Place Based Investment Fund.

32 High St, the former Liberal Club, is a significant and prominent building in the High St. The property is C listed and the upper floors have been vacant for a number of years. Four shop units operate at ground level on the High St with the shop owners and upper floor owners having a shared responsibility for the external fabric of the building which is currently in a state of disrepair.

Grant support for the external repair works to the upper floors will enable the reuse of the building with current planning consent for conversion of the upper floors to residential. A TH.CARS2 grant award will support the upper floor owners and also the owners of the four operating businesses on the ground floor, with external common repair costs to the upper floors. The proposed works will have major townscape and regeneration impact in a key town centre location close to the Museum.

Significant investment for works to the interior is also required to bring the property back into use and conversion and repair works to the interior will be funded solely by the upper floor owners. Estimates for internal works, (Phase 2A), are in excess of £1m. Works to the property will be phased:

Phase 1- Grant supported external repair works to the upper floors. Project approval is required by end of March 2022 to meet funders' requirements.

Phase 2A – Internal conversion of the rear property facing School Wynd to eleven studio flats will commence while Phase 1 is on site.

Phase 2B - Internal works to the upper floors of the building facing the High St will follow on completion of Phase 1. There is planning consent for a further eleven residential units to the High St building. However, the owner is considering a revised planning application to retain a commercial use for the upper floors facing High St.

The proposed grant funded external repair works to the upper floors include roof works, rot and structural repairs, replacement of lead and rainwater goods, stone repairs, repointing and works to window and doors. The proposed works have planning and listed building consent and will be carried out to a conservation standard to comply with the terms and conditions of the grant.

6. Next Steps

6.1 Over the remaining period of the project, the TH/CARS2 will:

- i. Continue to deliver the heritage education, training and events Activity Plan;
- ii. Coordinate the delivery of third-party building repair/restoration works, shopfront improvement works and small grants within the TH/CARS2 area;
- iii. Continue to deliver public realm improvements.

- 6.2 Subject to Board approval, there will be further review of the tenders and assessment of the full grant application to ensure grant conditions are met. Following subsequent approval by HES and NLHF, the TH/CARS2 grant will be awarded for the proposed external works to 32 High St, Paisley.
- 6.3 The TH.CARS2 project will end June 2023, subject to NLHF confirmation for the TH element, with the CARS element of the project to complete end of March 2023, as has been confirmed by 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 and summarised within the Council report in September 2016. 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 City Deal and Infrastructure Team to deliver the project on a fixed term basis. All costs of these posts are met by existing secured external funding and the Council's contribution to the overall project. Staff costs relating to the extended timescale can be accommodated within existing secured funding.
3. **Community/Council Planning –**
 - Our Renfrewshire is thriving – 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 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.
 - Working together to improve outcomes - Renfrewshire Council is working with stakeholders to maximise the opportunities for heritage-led regeneration, providing support to make best use of heritage assets.

4. **Legal** - TH/CARS2 third party grants are awarded within the terms of the relevant Council policies and in compliance with the funder's 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.

List of Background Papers

- (a) Report to Leadership Board: 19th February 2020 'Paisley Townscape Heritage/Conservation Area Regeneration Scheme (TH/CARS2): Grant Awards for 3 County Place, Paisley and 44 High St, Paisley.
- (b) Report to Leadership Board: 4th December 2019 'Paisley Townscape Heritage/Conservation Area Regeneration Scheme (TH/CARS2): Progress to Date and Grant Award (5 George Place, Paisley).

- (c) Report to Council 29th September 2016 'Paisley Townscape Heritage/Conservation Area Regeneration Scheme (TH/CARS2): Grant Awards.
- (d) Report to Economy & Jobs Policy Board: 31st August 2016 'Paisley Heritage Asset Strategy: Submission of Funding Applications'.
- (e) Report to Economy & Jobs Policy Board 18th March 2015 'Paisley Townscape Heritage and Conservation Area Regeneration Scheme (Phase 2)'.
- (f) Report to Economy & Jobs Policy Board: 19th November 2014 'Paisley Heritage Asset Strategy: Progress Report 2'.
- (g) Report to Economy & Jobs Policy Board: 3rd September 2014 'Paisley Heritage Asset Strategy: Submission of Funding Applications'.s

The foregoing background papers will be retained within Chief Executives Service for inspection by the public for the prescribed period of four years from the date of the meeting. The contact within the service is citydeal@renfrewshire.gov.uk.

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