

CONSERVATION AREA REGENERATION SCHEME (CARS) PROJECT**3-17 COLCHESTER SQUARE, LOCHGILPHEAD**

1.0 EXECUTIVE SUMMARY

- 1.1 The Lochgilphead Conservation Area Regeneration Scheme (CARS) is a grant programme focussing on the regeneration of historical buildings as well as traditional skills training and community engagement. Lochgilphead CARS is jointly funded by Historic Environment Scotland and Argyll and Bute Council.
- 1.2 Argyll and Bute Council has recognised a need for greater economic development and regeneration activities within Lochgilphead particularly the town centre.
- 1.3 3-17 Colchester Square (see Appendix 1) is one of four priority buildings for Lochgilphead CARS and comprises of two ground floor commercial units and two first floor residential flats. The aim is to bring the building back to a good level of repair, safeguarding the future of 2 businesses and 2 residential units.
- 1.4 The Lochgilphead CARS Officer and Housing Improvement Officer have been working with this property since 2021. The project development phase has been completed and a report has been submitted to the Mid-Argyll, Kintyre and the Islands Area Committee meeting on 7th December 2022, requesting approval to award CARS grant funding of £241,808.68. The grant figure was based on the last available cost plan. At the time of writing the first draft report, the project was fully funded.
- 1.5 Following the submission of the first draft report to MAKI Area Committee in early November, the construction tender process was concluded on 21st November 2022. Due to inflation, including the increasing cost of building materials, the original projected costs have escalated by £42,642.24.
- 1.6 The private owners of the building have agreed to contribute another £2,000 (£500 per unit). This leaves a shortfall of £40,642.24. There is capacity within the Private Sector Housing

gap funding to facilitate this project aligns with the key aims of the PSHG to extend the life of capital assets.

RECOMMENDATIONS

It is recommended that the Policy and Resources Committee consider and approve the utilisation of the Private Sector Housing Grant (PSHG) to award an additional £40,642.24 grant to the 3-17 Colchester Square, Lochgilphead CARS project, thus providing essential gap funding to facilitate the restoration of this building.

ARGYLL AND BUTE COUNCIL

POLICY AND RESOURCES COMMITTEE

DEVELOPMENT AND

4.3 A grant approval recommendation report has been submitted to the Mid Argyll, Kintyre and the Islands Area Committee meeting for consideration on 7th December 2022 requesting approval to award CARS grant funding of £241,808.68, based on a total projected cost of £291,988.68. At the time of writing that first draft report the project was fully funded as follows:

4.4 Following the submission of the first draft MAKI report, the construction tender process was concluded on 21

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APPENDICES

Appendix 1: Photograph showing the front elevation of 3-17 Colchester Square,
Lochgilphead

APPENDIX 1: PHOTOGRAPH SHOWING THE FRONT ELEVATION OF 3-17 COLCHESTER SQUARE, LOCHGILPHEAD.

