

Agenda Item	6
Report No	CIA/22/19

Committee: City of Inverness Area

Date: 30 May 2019

Report Title: **Inverness City Heritage Trust Update**

Report By: Inverness City Heritage Trust

1 Purpose/Executive Summary

- 1.1 This report focusses on the work of Inverness City Heritage Trust (ICHT) during the financial year 2018/19. Particular attention is given to the total grant allocation to projects in the Inverness Conservation Areas to date and in particular to projects forming part of the Inverness Townscape Heritage (TH) project that focusses on Academy Street. ICHT is a formal partner of The Highland Council led Inverness TH Project and provides both revenue and capital resources to support delivery.
- 1.2 Other points of note are the work of the Trust in partnership with Inverness College UHI, Historic Environment Scotland and others with regard to raising awareness of traditional building skills and materials amongst professionals, practitioners, local contractors and property owners.

2 Recommendations

- 2.1 Members are asked to:
- note progress of the ICHT during 2018/19; and
 - note that future activity beyond 2020 is dependent on securing funding from Historic Environment Scotland.

3. Background

- 3.1 Inverness City Heritage Trust is an independent charitable company limited by guarantee which was incorporated on 16 June 2004. The Trust was initially set up by the Highland Council and Historic Environment Scotland to take a strategic view of the repair and maintenance needs of the buildings forming the historic core of the city and to co-ordinate a programme of conservation work funded by grant assistance. The Trust was formally launched in May 2005 and on 03 June 2008 Inverness City Heritage Trust was designated as a Conservation Body by Scottish Ministers.
- 3.2 The Historic Environment Scotland grant to ICHT covers 100% of the annual income and annual expenditure. The Highland Council does not give a grant to Inverness City Heritage Trust in monetary terms; the Trust receives support in kind in the form of office accommodation. The Highland Council provides administrative support at Trust board meetings – full recovery of the cost of this service is met by ICHT on a quarterly basis.
- 3.3 The Trust also gives advice to building owners, produces publications and helps to organise events and exhibitions for people interested in the history of buildings and architecture in Inverness such as the annual Doors Open Day festival each September.
- 3.4 The Trust works closely with partner organisations around Scotland namely: Aberdeen City Heritage Trust, Dundee Historic Environment Trust, Edinburgh World Heritage, Glasgow City Heritage Trust, Perth and Kinross Heritage Trust and Stirling City Heritage Trust. The Trust has also established good partnership working with a number of like-minded organisations within Inverness, to the benefit of mutual strategic objectives.

4. Funding and Company Review

- 4.1 Following a review of the work and performance of the trust in 2010/11 and a scored and ranked application process for future funding in 2014, the trust was given a firm offer of further funding from Historic Environment Scotland for five years to the end of March 2020 (£1.25M). The level of funding for this period is £250,000 per annum. This amount is split into two main project areas, £946,841 (revenue £184,185 and capital £762,657) has been allocated and ring fenced against the Academy Street Townscape Heritage (TH) project with the remaining funds to be used for projects in the city centre that can demonstrate economic benefit outcomes for the area.
- 4.2 Inverness City Heritage Trust has a voluntary Board of 9 trustees. Three of the Trustees are nominated representatives of The Highland Council, and there is one representative from each of the following organisations: Inverness Architectural Association, Inverness Chamber of Commerce, Inverness Civic Trust and The Inverness Chapter of The Royal Institution of Chartered Surveyors. In addition there are two individual trustees. Trustees currently representing the Highland Council are as follows:
- Cllr. James Gray (Chair)
 - Cllr. Janet Campbell
 - Cllr. Ronald MacWilliam
- 4.3 The Trust has one part time employee, the Project Officer. The role of the Project Officer is to carry out the day to day management of the Inverness City Heritage

Trust, together with the delivery of the Project's main aims.

5. Achievements and Performance 2018-19

- 5.1 In accordance with the new grant offer from Historic Environment Scotland, accepted on 07 April 2015, future grant allocation gives priority to projects in the Academy Street TH project which contribute to wider urban regeneration, with the overall priority being to bring disused buildings back into economic use as businesses or to be used as affordable accommodation. The second priority is to bring dilapidated buildings back up to an acceptable standard, with deprived areas of the city remaining a priority for assistance. The grant is offered to promote, preserve and enhance a conservation area.
- 5.2 Inverness Townscape Heritage Project Grants:
- 5.2.1 In 2018/19, ICHT contributed £135,234 to the £422,606 grant awarded to Star Pubs/Heineken for the refurbishment of Blackfriars. The private sector contribution to this project is just over £900k. An ICHT contribution of £17,289 formed part of the £30k grant for repairs to the Victorian Market entrance.
- 5.2.2 The total value of ten TH grants awarded to date is £1.5m. Of which ICHT have contributed £494,609.
- 5.2.3 The TH project remains on track to spend all available grant monies as per the grant terms entered to with funders. A detailed update on the TH project will be provided by the Director of Development and Infrastructure at the next meeting of the CIA Committee.
- 5.3 ICHT activity
- 5.3.1 In 2018/19, the trust worked with Historic Environment Scotland, Inverness College (UHI), NTS, Inverness Architectural Association, AHSS and others to deliver a one day Conservation Master Class conference for building professionals and practitioners entitled "Traditional Buildings – Skills and Materials" on 21 September 2018. This event was very well received and attracted over 100 delegates from across the UK.
- 5.3.2 The trust continues to work with the Traditional Building Forum for the Highlands and Islands. We have continued to help with the organisation and delivery of our one day conservation conference/ masterclass and it is hoped that the remit of this group can be built upon in the coming years through links with colleagues and other forums around the country.
- 5.3.3 The trust is represented on the Inverness Design Review Panel, an independent body set up by the Highland Council to review high profile planning applications and development proposals at pre application stage to encourage high quality development in the Highlands.
- 5.3.4 The trust continues to promote the Historic City Centre Trail for Inverness and is also responsible for the commissioning of "Blue Plaques" for the city. The Trail has proved to be extremely popular and has been reprinted again and widely distributed in the Highland area and beyond. Blue plaques are now in place at 7 locations in the city. In 2018/19 the trust commissioned a plaque to commemorate the 200th anniversary of the Inverness Courier. Further plaques are proposed to mark the offices of Alexander Ross, Highland architect (1834-1925).
- ## **6. The Future of Inverness City Heritage Trust**

- 6.1 ICHT continue to work with Historic Environment Scotland to secure funds beyond 2020.
- 6.2 The trust is committed to a continued relationship with the Traditional Building Forum for the Highlands and Islands to deliver conservation masterclasses/ one day conference activities in Inverness. The Masterclasses for 2019 will be entitled “Technology with Tradition – Digital scanning and repair of Fort George” and will take place on Friday 17 and 24 May 2019. The first event will be for building professionals and the second for those undertaking apprenticeships along with contractors. 30 funded places have been made available for these events through sponsorship by CITB and the TH project (see below).
- 6.3 One of the key roles of the Trust in helping to deliver the Academy Street Townscape Heritage project is the commitment to organise and deliver a series of traditional building skills training for both professionals and homeowners. These events will focus on traditional building materials and methods and will also provide information and advice on general repairs and maintenance.
- 6.4 In 2019, the trust will also take on the running of the annual Doors Open Day event held across the Highlands in the month of September.
- 6.5 The Trust aims to develop and provide an effective service and will continue to explore opportunities for partnership with other organisations for capital and revenue funding particularly post 2020.

7. Implications

- 7.1 Resource - Inverness City Heritage Trust is entirely funded by Historic Environment Scotland. The Highland Council provides in kind support but all staffing and administration costs are recharged to the Trust by The Highland Council.
- 7.2 Legal - Inverness City Heritage Trust has its own legal advisors at Macleod & MacCallum. Inverness City Heritage Trust is a charitable company limited by guarantee therefore all of the Trust Directors are registered under the Trust name at Companies House. The Trust is a registered Conservation Body with the Scottish Government which allows us to place legal burdens on grant aided property for up to 10 years to protect the investment from public funds.
- 7.3 Financial - Inverness City Heritage Trust is a charitable company limited by guarantee therefore accounts are independently audited on an annual basis and a copy of this report is lodged at Companies House and with OSCR. The day to day bookkeeping for the Trust is carried out by an independent bookkeeper, and the Trust’s auditors are Frame Kennedy.
- 7.4 Community (Equality, Poverty and Rural) - Applications for grant are based on the property they relate to rather than the applicant therefore the grant scheme is open to all to apply. Grants are not means tested.
- 7.5 Climate Change / Carbon Clever - Repairs to the existing built fabric are, by their nature, more environmentally sustainable than using new source materials. The grant scheme aims to cover the difference in cost of using a traditional material such as slate from a local source e.g. second hand slate rather than importing new material from central Europe, North America or Asia.

- 7.6 Risk
- 7.6.1 Property owners unable to secure finance to invest alongside ICHT grant. Uncertainty of future HES funding beyond 2020 make it difficult to engage with property owners with any degree of confidence.
- 76.2 As a result of the aforementioned point, ICHT are working in a more collaborative fashion to assist property owners in identifying other sources of funding available to them and also working internally with The Highland Council, Empty Homes Initiative, Scottish Government and the Heritage Lottery Fund to pull together a combined funding source that can offer applicants an enhanced grant percentage rate in the City Centre.
- 7.7 Gaelic – Inverness City Heritage Trust is an independent charitable organisation, it does not currently have a requirement to produce printed or electronic material in Gaelic.

Designation: Inverness City Heritage Trust Project Officer

Date: 14/05/2019

Author: Alison Tanner – 01463 785004