

Agenda Item	3
Report No	CIA/1/21

HIGHLAND COUNCIL

Committee: City of Inverness Area

Date: 18 January 2021

Report Title: Town Centre Fund

Report By: Executive Chief Officer – Infrastructure and Environment

1. Purpose/Executive Summary

- 1.1 The Scottish Government has allocated the Council an additional £1,066,000 ring-fenced Town Centre Fund (TCF). On 5 November, 2020, Members of the Economy and Infrastructure Committee Members agreed an area distribution of the grant. The City of Inverness Area has been allocated £252,468 to be invested in any of the eligible localities detailed in Appendix 1.
- 1.2 While a Town Centre focus remains with the fund, the key driver behind the extra funding is to stimulate local construction activity and support employment across Highland at this time of economic crisis. Accordingly, the Scottish Government has conditioned the grant offer that grant expenditure must be complete by March 2021 (i.e. works completed or contracts signed/commenced within 2020/21).
- 1.3 On 19 November 2020, CIA Committee Members requested that The Highland Council invite bids for the available TCF grant. The process opened on 19 November 2020 and closed 14 December 2020. Regrettably the quick turnaround posed a challenge for some project leads and therefore the deadline was subsequently extended to 6 January 2021. A total of eight proposals were received. The total grant amount requested was £435,360. The full proposals received for each project can be viewed in Appendix 2.

2. Recommendations

- 2.1 Members are asked to:
- i. consider the proposals submitted and agree which projects are to be offered a Town Centre Fund grant and the value of funds to be offered; and
 - ii. agree and rank reserve projects to be pursued in the event of an underspend.

3. Implications

- 3.1 Resource – The additional funds are capital (for investment in fixed physical assets) and ring-fenced with specific conditions attached. The grant can be spent by Council or third parties. The value of TCF grant being requested by third parties is unlikely to affect international trade and therefore compliant with UK international commitments in relation to public authorities awarding subsidies. In addition, the value of TCF grant being requested by third parties is unlikely to affect Article 10 of the Northern Ireland Protocol i.e. EU State Aid rules.
- 3.2 Legal / Risk – When managing external funding it is imperative that the risks to the Council are accessed/mitigated and any back to back grant award letters with third parties, and financial claims management protect Council financial and reputational interests.
- 3.3 Community (Equality, Poverty and Rural) – The purpose of the additional grant is to support the construction sector with contracts in town centres across Highland.
- 3.4 Climate Change / Carbon Clever /Gaelic – No direct implications arising albeit specific projects may bring positive implications.

4. Town Centre Fund Grant Award: 2020/21

- 4.1 On 10 September 2020 the Scottish Government announced an additional £18m through the Town Centre Fund as part of its national economic recovery stimulus package, particularly aimed at supporting construction activity across Scotland. On 18th September the Scottish Government issued its formal grant offer to the Council. The value of the grant offered is £1,066,000.
- 4.2 The grant offer and accompanying guidance includes the following key conditions of grant:
1. All grant expenditure must be complete by 31 March 2021 (whether the project is led by Council or third party).
 2. The grant is for capital expenditure which is additional to that which is already or would otherwise be allocated to the 2020-21 budget, and should not substitute for existing spend.
 3. The Grant may also be used to fund third party capital expenditure in the current year.
 4. No part of the grant may be transferred to the Capital Fund, nor may any part of the grant be used to meet the costs of debt redemption.

5. Delivery Considerations

- 5.1 The Scottish Government in their grant award guidance explicitly states that: it is expected that local authorities will prioritise projects which are established and can progress in time to meet this deadline (31 March 2021). Expenditure is defined as “It is expected that work will be completed; or, at least work or contracts signed or commenced within 2020/21”. In other words this, together with the town centre purpose of the fund, can be read as: the Scottish Government is expecting the Council to support existing Town Centre located projects that could benefit from some additional spend, or new Town Centre projects that are ‘shovel ready’ to be progressed.

5.2 The TCF grant terms laid down by the Scottish Government permit third party grants being awarded to the private sector. However, it is for the Council to determine the competency of investing grant monies in such projects. There are two key considerations that dictate such intervention by the public sector. The first being market failure (e.g. long-term vacancy/dereliction due to development finances involved) and the second is when value can be added to a project that makes a positive difference to the public (e.g. restoration of historical/architecturally important properties). An example of recent projects that encapsulates both would be the Inverness Townscape Heritage grant funded Rose Street Foundry and Blackfriars public houses on Academy Street.

6. CIA TCF PROPOSALS

6.1

Project	Total Project Cost	TCF Grant Requested	TCF Grant Eligible
Glen Mohr Ltd, Barron Taylor's Street	£34,100	£20,800	£9,000
MacGregors Bar, Academy Street	£76,000	£30,400	£30,400
Browns Gallery, Castle Street	£41,000	£50,000	£8,000
The Castle Tavern, Castle Street	£33,000	£13,000	£3,000
High Street, Inverness	£35,010	£35,010	£34,510
7-17 Union Street, Inverness	£10,150,000	£150,000	£150,000
Vacant shop, Drumnadrochit	£75,000	£75,000	£75,000
Beaully public toilets, Beaully	£70,150	£70,150	£70,150
TOTAL	£10,523,260	£435,360	£380,060

6.2 The following paragraphs summarise the eight proposals received by The Highland Council for the City of Inverness Committee area and provides commentary on the key issues to be considered by Members when determining which projects they wish to offer TCF grant.

6.3 Barron Taylor's Street, Inverness

6.3.1 Glen Mohr Ltd are a private business seeking the sum of £20,800 towards a number of cost items associated with converting the second and third floor of 2 Baron Taylor's Street into 30 flexible offices. A number of these cost items are ineligible as they either relate to equipment to run the business or revenue expenditure. The TCF eligible items are as follows:

1. Exterior signage - £8k
2. Bin area (fence/coverings) - £1k

6.3.2 There are no concerns about deliverability regarding the eligible items. However, it is not clear what the demonstrable public benefit would be by investing public funds in a project of this scale.

6.4 Academy Street, Inverness

6.4.1 MacGregors Bars is a private business seeking the sum of £30,400 towards a £76,000 project that seeks to create a new sit in or takeaway style gourmet fish bar at the existing MacGregors bar gastro pub on Academy Street inn Inverness. The TCF being requested is a contribution to the overall capital build costs.

6.4.2 Significant concern exists about deliverability before the 31 March 2021. No statutory consents are in place and at the time of writing, a planning application has still to be registered, nor has the proposed works gone to tender. There is also no evidence of market failure in the area that necessitates the public sector getting involved in such a project.

6.5 **Castle Street, Inverness**

Browns Gallery is a private business seeking the sum of £41,000 towards a £50,000 package of works associated with bringing 81a Castle Street back into productive use as an art gallery and small cultural events space. The project lead has stated that on completion the total private sector investment in repurposing the building will be £250,000. The TCF grant is being requested for lighting, heating and alarm systems. Ordinarily with Council managed third party property grants associated with converting empty properties, eligible works would only extend to the basic provision of heat, light and power and water. The request of £8,000 towards the fire alarm with intruder alarm + CCTV would be ineligible. The lighting system is bespoke to the specific end use being proposed for the property and therefore ineligible. The project lead has explained that there is currently no heating in the property, with just the pipework in place. TCF grant is being sought for a boiler, radiators, hot water tanks etc. Given the property was purchased relatively recently it would be expected that the need to overhaul the heating system would have been factored into that decision. As such, it is not evident that market failure is present and the benefit to the wider public is negligible.

6.6 **Castle Street, Inverness**

The Castle Tavern is a private business seeking the sum of £13,000 towards a £33,000 project to improve the external space around the property by creating more seating, bicycle and bin storage. From the information provided, it appears that £10,000 of the grant request would be for work that is already complete and therefore ineligible. The outstanding works remaining for which £3,000 is being sought, is for gates on the bin storage area, additional landscaping and an extending the electrical supply to the new outdoor area. A project of this scale will have a negligible impact on the primary aim of supporting the construction sector. There is no evidence of market failure and it will deliver very little by way of public benefit.

6.7 **High Street, Inverness**

6.7.1 The Highland Council (Performance and Governance) is seeking £35,010 to declutter the High Street to improve the environmental aesthetics and to make a better pedestrian/cyclist experience by having fewer obstacles. The removal of extraneous street furniture and restoration of paved surfaces will improve the amenity of the area and thus deliver public benefit. The specific items of expenditure are as follows:

1. Redundant decorative Lighting Columns removed
2. Refreshed street lighting catenary
3. Replacement of Banner/Lighting Columns
4. Removal of Bollards
5. Painting of street furniture
6. Refurbishment of Benches
7. More space for pedestrians/cyclists

8. Improved environmental aesthetics

6.7.2 There are no concerns with this proposal except that it will be necessary to remove the ineligible £500 requested for painting street furniture. This is considered as maintenance works, which falls under the category of revenue funding and thus is not eligible for this capital grant.

6.8 **7-17 Union Street, Inverness**

The Highland Council (Infrastructure and Environment) is seeking £150,000 for shopfront improvements as part of the £10m redevelopment of 7-17 Union Street. Due to current funding constraints the external shop frontage works are currently proposed to be kept a minimum, with improvements being left to the individual tenants to enhance once the units are let. However, if TCF grant was made available. The ground floor retail frontages could be enhanced so as preserve and enhance the historic character of the original property. In doing so this will deliver public benefit by enhancing the townscape of the City Centre. It is a highly prominent property that is particularly visible from Station Square. It therefore contributes to the sense of arrival for those visiting Inverness by rail. The project will complement the substantial investment in the built fabric of Academy Street as part of the Inverness Townscape Heritage Project and potentially act as a catalyst for further investment in Union street and Baron Taylor's Street. There are no issues with this project.

6.9 **Vacant shop, Drumnadrochit**

Glen Urquhart Community Council are seeking £75,000 to demolish the vacant former shop. This is part of a wider community, Highland Council and Highland Housing Alliance partnership project to create community amenity space and enable repurposing of adjacent land for affordable housing. The aspiration is that the land occupied by the vacant property could be used for parking, drop off area for primary school and relocate the children's playpark. Future enhancements are likely to include planting with native trees, and additional play facilities. The change of use of this area will also facilitate the extension of the shinty pitch to accommodate major shinty finals. There are no issues with this project as there is demonstrable public benefit to be gained from the investment.

6.10 **Beauly Public Toilets**

6.10.1 Beauly Community Council are seeking £70,150 to refurbish the public toilets to provide a modern toilet block with direct access cubicles that will enhance the amenity of the village to the benefit of the community and visitors.

6.10.2 The project will clearly deliver public benefit in the locality. However, significant concern exists about deliverability. The formal Community Asset Transfer (CAT) process has not commenced. However, that in itself need not be a barrier to delivering the project. There are examples of such assets being leased to community groups to manage and improve whilst the CAT process is pursued. Unfortunately the Community Council is not incorporated and therefore not in a position to deliver such a capital project. In order to do so, the Community Council will need to set up a separate entity, such a development trust/company so as to allow such projects to be delivered in the locality. The Community Council are keen to do so and the Council will support them in moving forward but this is invariably going to take time. There is a risk that matters will not be concluded in sufficient time to meet the contract award deadline of 31 March 2021.

7 **Assessment**

- 7.1 As is typical with this type of funding, the proposals received by The Highland Council vary significantly in terms of project outputs and outcomes. The timelines associated with the funding also makes it difficult for project sponsors to come forward with projects that can be assured of delivery, i.e. work to be completed; or, at least work or contracts signed or commenced by end March 2021. At the current time there is no indication that the Scottish Government will relax, as was the case with the original TCF allocation, this timeline for delivery.
- 7.2 Each project proposed has its own particular local benefits and impacts. In assessing which project to support, Members will need to determine which projects best meet the primary purpose of this fund i.e. early spend to support the construction sector.

Designation: Executive Chief Officer: Infrastructure and Environment

Date: 7 January 2021

Author: Alan Webster, Regeneration and Employment Team Leader

Appendices: Appendix 1 – TCF eligible localities
Appendix 2 – TCF proposals

**APPENDIX 1:
Proposed Area Allocations (2020-21)**

Town Centre Fund Grant received		£1,066,000
Name of Committee	Settlements	Area allocation
City of Inverness Area Committee	Beauly, Drumnadrochit, Inverness (Balloch, Culloden, Smithton, Milton of Leys, Westhill, Inverness), Ardersier	£252,468

*A town is defined by the Scottish Government as a locality with a population equal to or greater than 1,000 people. The Scottish Government identified 38 such localities in Highland and therefore £1,066,000 divided by 38 = £28,052 per locality.

APPENDIX 2: TCF PROPOSALS

Barron Taylor's Street, Inverness – Glen Mhor Ltd

Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):

To develop unused offices into a locally managed business centre in the city centre of Inverness, offering 30 flexible, safe, and secure serviced offices for between 2 and 8 people as well as communal kitchen facilities, public bathrooms, and meeting spaces.

The modern 2nd and 3rd floors of the building will be stylishly finished internally and equipped with high quality furnishings and high-speed broadband, making for a comfortable and enjoyable working environment.

The building is fully accessible with both stairs and lift.

We will have a manned reception and welcome desk and the building will be cleaned and serviced regularly.

Our affordable and flexible leasing plans will open opportunities to smaller businesses to have their own office space and grow their business without the large overheads and long-term commercial lease commitments.

We aim to build a community of local entrepreneurial and dynamic businesses that will support and engage with each other within our facilities. Potential plans also include running several regular business networking and training workshop events in the future.

Our tenants and office users will bring much needed footfall back to Church Street and surrounding areas and support local businesses such as cafes and shops. With many people being forced to work from home in recent months, the city centre has seen a downturn in trade especially at lunchtimes.

Estimated outputs (e.g. jobs created, Xm² of floor space brought back into productive use, ha land remediated, X residential units created):

2.5 estimated full-time jobs created.

2,500 Xm² of space brought back to use.

25 business units created – suitable for offices, stock storage, clinics, training, meeting and small businesses.

Indicative costs (Please provide a breakdown of key cost elements):

Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder) – GLEN MHOR LTD	Total Cost
Exterior Signage	£8,000	£2,000	£10,000
Exterior Security (CCTV)	£1,500	£1,500	£3,000
Exterior Lighting	£1,000	£1,000	£2,000
Bin Area - fence/coverings	£1,000	£1,000	£2,000
Upgrade security entry system	£2,000	£2,000	£4,000
Interior Painting	£3,000	£1,500	£4,500
Communal Kitchen equipment	£500	£500	£1,000
Welcome Desk	£800	£800	£1,600
Office Furniture	£2,000	£2,000	£4,000
Tub Chairs & tables	£1,000	£1,000	£2,000
Total	£20,800	£13,300	£34,100

If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:

N/A

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:

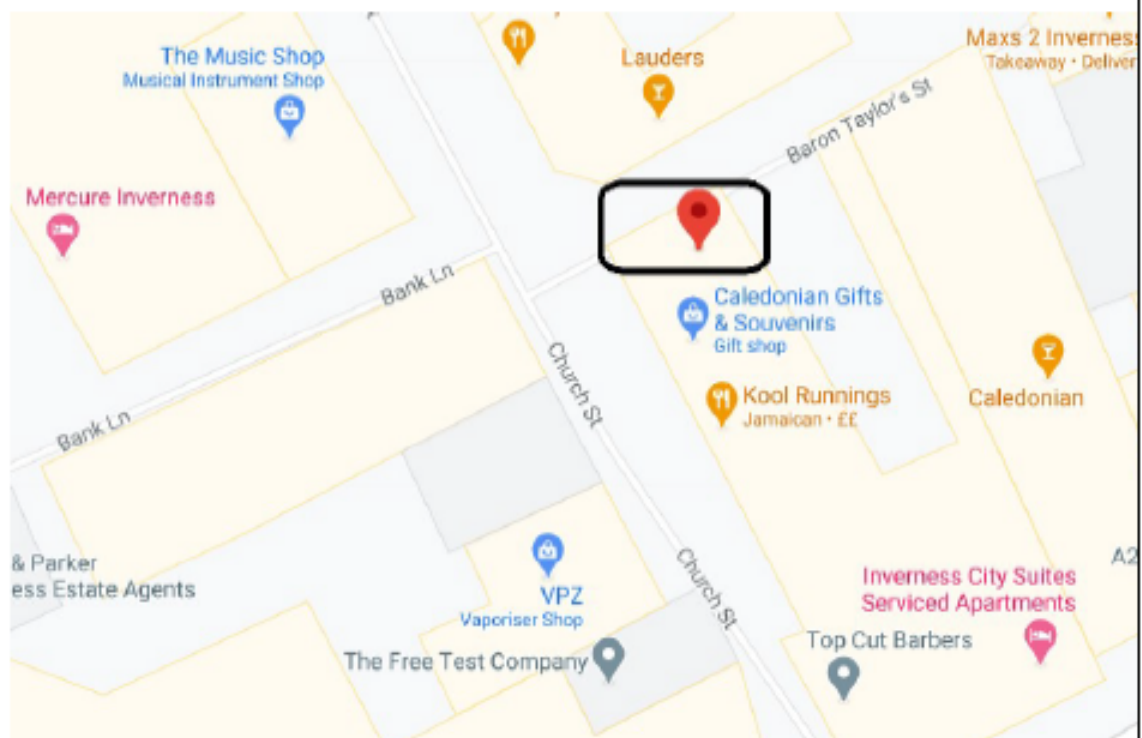
Work will commence in January 2021 and should complete by March 2021 with business launch and opening from April 2021.

We will use our local contractors whom we already have a relationship with - this includes local electrical, joinery and painting companies.

Briefly describe what community consultation has been carried out in relation to your project:

We have collected opinions and feedback from many local business networks such as Inverness BID, Inverness Chamber of Commerce, HIE and Highland Business Woman's Club. We have also engaged with our own ground-floor shop and café tenants (8-14a Church Street) – all have expressed great support for this project, not only to bring life back to the city centre and increased local footfall will support these neighbouring businesses but also the great need for business development opportunities and affordable spaces where start-ups can have their own workplace without the huge overheads.

Location plan and photographs of site/property:



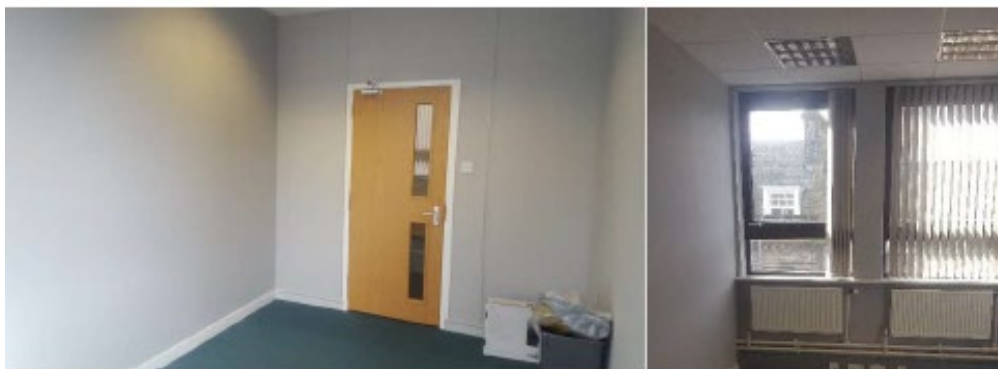
Exterior Entrance & Lobby



Bin Area



Sample Office Space



Academy Street, Inverness – MacGregors Bars

Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):

The project consists of an addition of a new sit in or takeaway style gourmet fish bar to the existing MacGregors bar gastro pub on Academy Street inn Inverness. The main contributing idea behind the project is to adapt the existing local business as a means to evolve and alleviate the difficulties faced due to the pandemic within the hospitality industry. The new fish bar in way of a mezzanine level above will also accommodate a new seating area that will incorporate 16.5m² of external seating space that will allow for at least three new tables. Due to the elevation of this new floor space customers will be treated to views down Friars lane to the river which will help to improve the sense of space and encourage people to utilise the area. Since opening MacGregors Bar has already rejuvenated the corner of Friars Lane and Church Street dramatically and this new addition will only serve to further improve it.

Estimated outputs (e.g. jobs created, Xm² of floor space brought back into productive use, ha land remediated, X residential units created):

From the existing space of 21m² the project will create 36m² of productive space in total, an addition of 15m². This will include 8.5m² of new kitchen space, 18m² of seating or standing space and 9.5m² of circulation space.

Indicative costs (Please provide a breakdown of key cost elements):

Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
Capital Build cost	£30,400	MacGregors Bar £45,600	£76,000
	£	£	£
	£	£	£
Total	£	£	£76,000

If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:

Planning permission has not yet been granted at this time however an application is being made and shall be submitted in due course

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:

Work will begin asap, projected to begin end of February 2021, completed April 2021

Briefly describe what community consultation has been carried out in relation to your project:

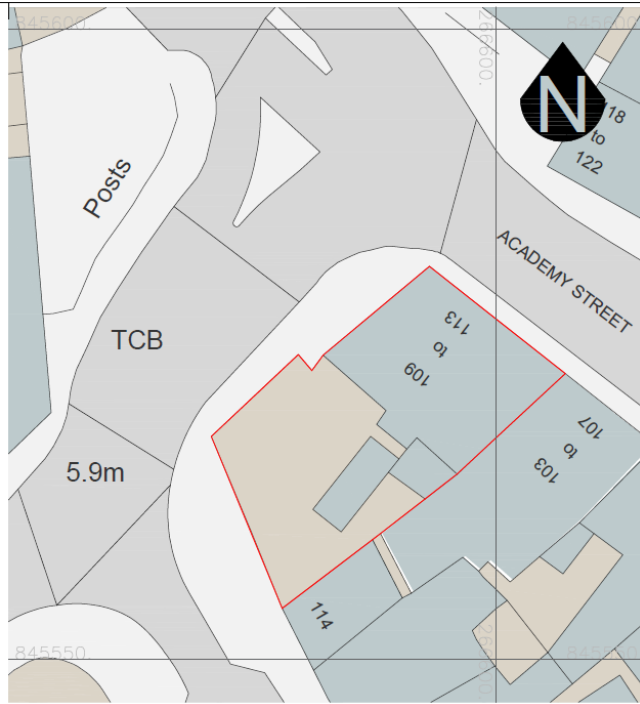
Location plan and photographs of site/property:

See attached documents

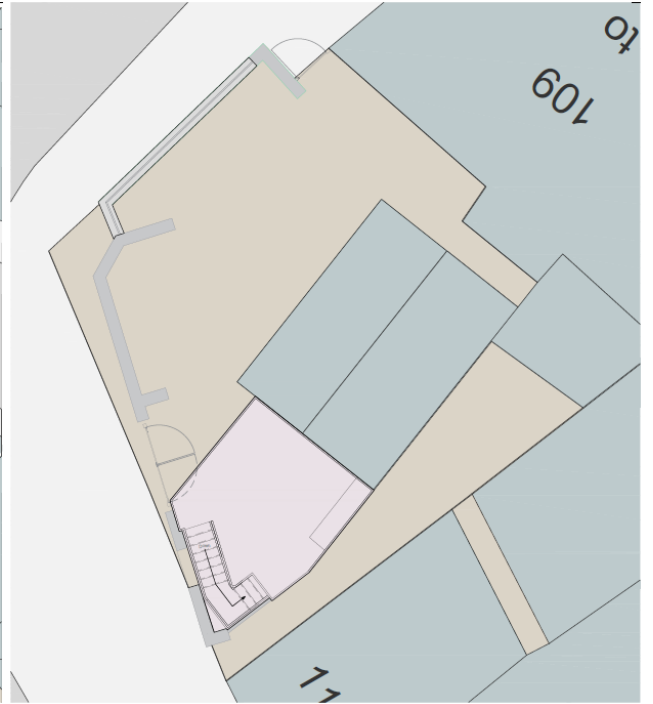


Redsix
architecture

CLIENT	Jo De Sylva & Bruce Macgregor	STATUS
PROJECT	Macgregor Bar, 109-113 Academy Street	
	Inverness, IV1 1LX	
TITLE	Macgregor Fish Bar	
JOB NO	SCALE	
DRAWN	DATE	



Site Location
1:250



Site Layout
1:100

Redsix
architecture

CLIENT	Jo De Sylva & Bruce MaGregor	STATUS	XXXX
PROJECT	MaGregors Bar, 109-113 Academy Street		
	Inverness, IV1 3LX		
TITLE	MaGregors Fish Bar		
JOB NO	XXXX	SCALE	NOTED @ A3
DRAWN	AM	DATE	XXXXX
			RS-XX-XXX-XXX
			00123 100



South West Elevation View
1:50

Redsix
architecture

CLIENT	Jo De Sylva & Bruce MaGregor	STATUS	
PROJECT	MaGregors Bar, 109-113 Academy Street		
	Inverness, IV1 3LX		
TITLE	MaGregors Fish Bar		
JOB NO		SCALE	
DRAWN		DATE	



North West Elevation View
1:50

CLIENT	Jo De Sylva & Bruce Macgregor	STATUS	
PROJECT	Macgregors Bar, 109-113 Academy Street Inverness, IV1 1LX		
TITLE	Macgregors Flah Bar		
JOB NO	SCALE		
DRAWN	DATE		

Castle Street, Inverness – Brown’s Gallery

Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):

16% contribution towards capital costs of repurposing the above building into an art gallery and small cultural events space. The proposed grant will be towards lighting, heating and alarms systems.

In 1993 I established Brown’s Gallery, a framing business and small art gallery in Tain and since then I have built up the Gallery and acquired a reputation for being the leading showcase for contemporary Scottish art in the Highlands. The gallery represents or shows the best of Highland artists (including Neil Macpherson, Peter White, Allan Macdonald and Ian Westacott) and many renowned Scottish artists with Highland connections (including John Byrne, John Bellany, Stephen Campbell and Adrian Wiszniewski.) Over the years as the reputation of the gallery has grown, we have attracted not only an impressive client and sponsor list but have also created an aspiration in the local artists’ community to have an opportunity to show there as a platform to promote and sell their work in the company of some of most well - respected artists that the Highlands and Scotland has to offer.

On the back of this I am now proposing to set up a commercial art gallery and small cultural events space (for film, literary, performance, conference events etc) in Castle Street, Inverness to bring the best Highland art to the Highland capital. The model, which has worked so well in Tain, is that the business of the more well-established artists supports the commercial risk that is taken in showing young, emerging or lesser known talent and helps to bring these artists the attention of the public, local and visiting, thereby helping to establish them viably in their practices.

The site is well-placed in that it complements and adds weight to the cultural offer which is developing in the city centre conservation area, from Wasps Studios at the top of the hill to Inverness Museum and Art Gallery and the Castle Gallery at the bottom, with the Highland Print Studio and public art installations on the river bank and Church Street. With the Castle also currently under development as a visitor attraction, this network of cultural organisations at the heart of the city seems to be becoming a significant cultural quarter of Inverness and will attract both local community and visitors to the centre of the city, thereby benefitting other local business at a time when many retailers are closing their doors. Now that people are being encouraged to shop locally for local produce, I hope that the gallery will contribute to this offer in the ‘new normal’ whilst engaging with a wider visitor audience, national and international.

The refurbishment and repurposing of the building are nearing completion and I had intended to open the gallery in the Spring but, like many other businesses, I have had to revue my plans during the lockdown, and the pandemic has impacted my business, as it has the artists’ whom I show. This means that the project requires some support to complete and get it over the finishing line. The gallery still requires a lighting system, the installation of a heating system and a fire and intruder alarm system with CCTV. To ensure the proper environmental conditions for the artwork and to provide the best possible platform for the artists, this needs to be specialised gallery lighting including floods and washes. I hope to complete the project and get the gallery open this summer to encourage footfall and help to re-engage people with the abundant culture that the city has to offer.

Estimated outputs (e.g. jobs created, Xm² of floor space brought back into productive use, ha land remediated, X residential units created):

250-300 sq,m, of floor space will be brought back into productive use as a commercial art gallery and cultural events space.

1 full-time and 2 part - time jobs will be created and there will be opportunities for work experience for art students in the future.

Indicative costs (Please provide a breakdown of key cost elements):

Cost Item	Amount funded from TCF	Amount funded from other sources (please specify funder)		Total Cost
Lighting system	£25000	Own contribution	£5000	£30,000
Heating system	£8000	Own contribution	£2000	£10,000
Fire Alarm + Intruder alarm with CCTV	£8000	Own contribution	£2000	£10,000
Total costs	£41,000		£ 9,000	£50,000

(Estimated final cost to repurpose building - Own contribution £250,000)

If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:

Full planning permission in place (Planning application job number is 1703)
Building Warrant ref. 17/01155/DOM4

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:

Contracts to be awarded pending outcome of grant application
Installation spring 2021
Project completed summer 2021

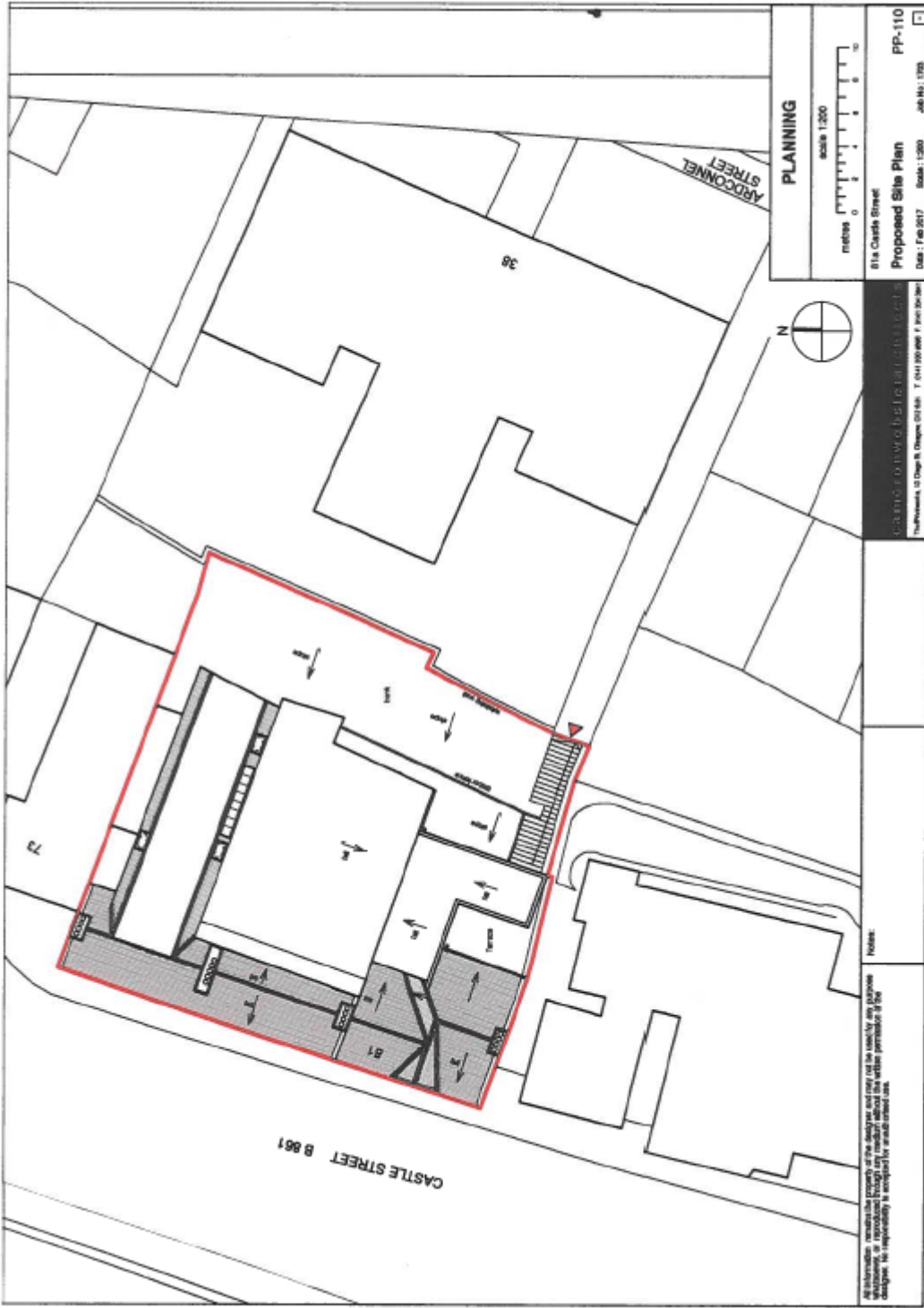
Briefly describe what community consultation has been carried out in relation to your project:

The Highland arts community is supportive of the project as it provides opportunities for them.

We have a good relationship with Inverness Museum & Art Gallery, with whom we have worked on joint projects in the past.

Location plan and photographs of site/property:

See attachments



PLANNING

scale 1:200
metres 0 1 2 3 4 5 6 7 8

11a Castle Street
Proposed Site Plan
 Date: Feb 2017 Scale: 1:200 Job No: 1703

CAIRN CONSULTANTS
 The Meadows, 11 Chapel B, Glasgow G3 7LN. T: 0141 206 0881 F: 0141 206 0882

Notes:

All information remains the property of the agency and may not be used for any purpose other than that for which it was prepared without the written permission of the agency. No responsibility is accepted for errors or omissions.



Proposed reinstatement conservation style rooflights

View towards front elevation

PLANNING

All information remains the property of the designer and may not be used for any purpose whatsoever, or reproduced through any medium without the written permission of the designer. No responsibility is accepted for unauthorised use.

Do not scale off drawings. Work from figured dimensions only and verify on site.

Notes

cameronwebsterarchitects

FullProjects, 10 Stage St, Glasgow G11 6BT T: 0111 200 8800 F: 0111 201 2011

61a Castle Street

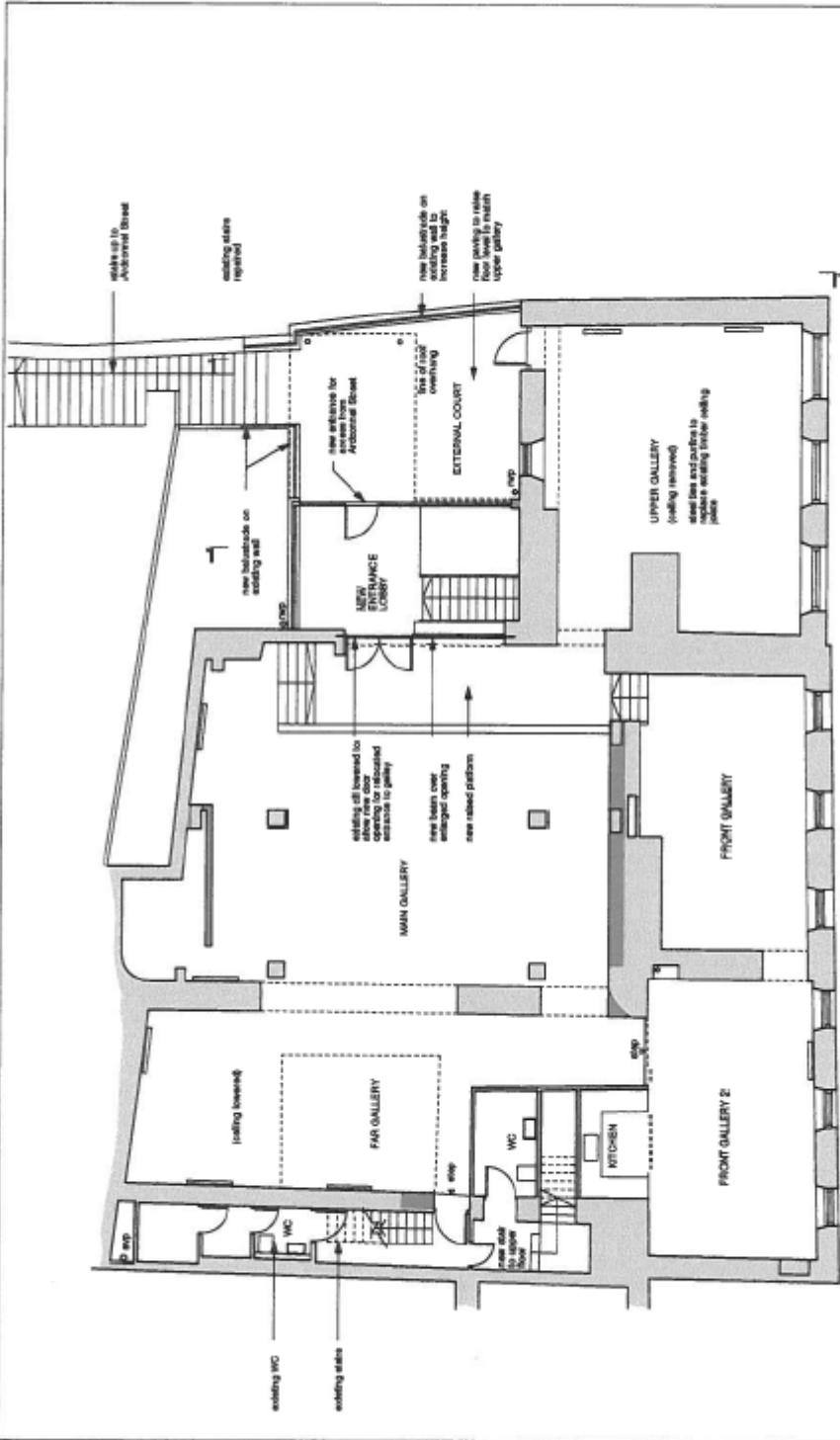
Proposed Front Elevation

PP-116

Date: Feb 2017

Scale: 1:50

Job No: 1702



scale 1:100
 metres 0 1 2 3 4 5 6

PLANNING

81a Castle Street
Proposed First Floor Plan PP-111
 Date: 1 Feb 2017 Scale: 1:100 Job No: 1703

© 2017 by W. B. S. Architects Ltd.
 The Architects: 10 Chapel Street, Dublin 2, Ireland
 Tel: +353 1 400 0888 / 411 284 2841

Notes

1. All dimensions are to the property of the building and may vary to suit the site conditions. It is the responsibility of the client to ensure that the building is constructed in accordance with the approved plans and specifications. The client is responsible for obtaining all necessary permissions and consents for the proposed works.

2. Do not scale off drawings. Work from figured dimensions only and verify on site.

3. New walls

10/11/17

Castle Street, Inverness - Castle Tavern

Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):

The remedial work on the area of land was started in Sept 2020, the land was terraced making it usable as a sitting area, a bike parking area was created as well as a Bin Store (enabling bins to be removed from the pavement) Details of the Planning Permission and drawings are attached.

Estimated outputs (e.g. jobs created, Xm² of floor space brought back into productive use, ha land remediated, X residential units created):

Approx. 192m²

Indicative costs (Please provide a breakdown of key cost elements):

Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
Groundwork – terracing, steps, new railings, landscaping. Creation of Bicycle Parking area and Bin Store.	£10,000	£20,000 The Castle Tavern – Owner J. Wilson	£30,000
Additional landscaping – electrical supply. Gates for the Bin Store (visual amenity) An additional Bicycle Parking stand.	£3000	£0	£3,000
Total	£13,000	£	£33,000

If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:

Full Planning Permission was granted – see attached.

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:

The bulk of the remedial work has been completed. Some outstanding works includes Gates on the Bin Store. Electrical supply to the area and additional landscaping.

Briefly describe what community consultation has been carried out in relation to your project:

Planning Permission and a Liquor License was granted by the Highland Council both of which was widely advertised, and members of the public were consulted and were able to express their views.

Location plan and photographs of site/property:

Before



After





Bike Stand



Bin Store



High Street, Inverness – Highland Council

Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):

This project is to declutter the High Street to improve the environmental aesthetics and to make a better pedestrian/cyclist experience by having fewer obstacles. The removal of extraneous street furniture and restoration of paved surfaces will improve the amenity of the area.

Estimated outputs (e.g. jobs created, Xm² of floor space brought back into productive use, ha land remediated, X residential units created):

1. Redundant decorative Lighting Columns removed
2. Refreshed street lighting catenary
3. Replacement of Banner/Lighting Columns
4. Removal of Bollards
5. Painting of street furniture and
6. Refurbishment of Benches
7. More space for pedestrians/cyclists
8. Improved environmental aesthetics

Indicative costs (Please provide a breakdown of key cost elements):

Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
Remove 8 No bollards and reinstate surface	£2,000	£	£2,000
Materials for painting bollards and bins	£500	£	£500
Remove redundant decorative Lighting Columns - 19 no. - including disconnection of power supply and diversionary works to ensure electrical circuits are maintained, removal of foundation bolts, reinstatement of surface	£9,310	£	£9,310
Supply of upgraded street lighting catenary	£1,850		£1,850
Replacement of Banner/Lighting	£21,350		£21,350

Columns - poles suitable to carry existing banner / floral display set up, to fit existing foundations - costs includes for removal of old pole and installation of new, all electrical work to disconnect / reconnect power supply			
Total	£35,010	£	£35,010

If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:

No Planning Permission required

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:

Contracts can be awarded in January 2021 and works started in February 2021 with completion by June 2021

Briefly describe what community consultation has been carried out in relation to your project:

Consultation with local Elected Councillors and with Inverness City BID who represent business sector in the City

Location plan and photographs of site/property:

<https://www.google.com/maps/@57.4775644,-4.224696,18z>

Union Street, Inverness – Highland Council

Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):

Proposal is to renovate a large semi derelict building in Inverness City Centre to deliver 53 new flats for social rent and mid-market rent and 6 new retail/ office units on Union street and Barron Taylor street. The residential units are funded through a mixture of Scottish government grant funding and Highland Council borrowing. The internal reconfiguration of the retail units is funded by private sector funding.

Due to current funding constraints the external shop frontage works are currently proposed to be kept a minimum, with improvements being left to the individual tenants to enhance once the units are let. However if town centre funding was made available the shop frontages could be repaired, remediated and enhanced, recognising the historic character of the original use of the building and acting as a catalyst for revitalising both Union street and Barron Taylor's Street. This would complement the substantial investment that has been made in the historic built fabric of Academy Street as part of the Inverness Townscape Heritage Project.

Estimated outputs (e.g. jobs created, Xm² of floor space brought back into productive use, ha land remediated, X residential units created):

50 permanent jobs

110 construction jobs

600 m2 of retail units

53 residential units

Indicative costs (Please provide a breakdown of key cost elements):

Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
Conversion to residential units	£	£9,000,000 (Scottish Govt / Highland Council)	£9,000,000
Creation of 6 retail units	£	£1,000,000 Forthpoint	£1,000,000
Shop front enhancement	£150,000	£	£150,000
Total	£150,000	£10,000,000	£10,150,000

If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals,

these should be clearly explained below, stating the likely timescale for the resolution indicated:

Planning permission granted, construction method statement approved, building warrants submitted – no issues

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:

Contract is let with start on site 14th January 2021, Shop frontage works would be added as contract variation if funding secured

Briefly describe what community consultation has been carried out in relation to your project:

Community consultation was carried out through planning process, followed by individual visits to local retail units and drop in meeting was arranged for 14th January but has been postponed due to current Tier 4 restrictions.

Location plan and photographs of site/property:



Vacant shop, Drumnadrochit – Glen Urquhart Community Council

Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):

Demolish former shop to create community space and enable repurposing of adjacent land for affordable housing

Estimated outputs

The demolition of the old shop will improve the appearance of a central part of Drumnadrochit village by removing a building that has become an eyesore. The funds are also a key part of a partnership approach with Highland Housing Alliance, Highland Council and the local community to redesign and develop the facilities in that area. The land where the shop stands will become community owned, initially we will create parking, drop off area for primary school and relocate the children's playpark. Future enhancements are likely to include planting with native trees, and additional play facilities. The change of use of this area then enables us to extend the length of the shinty pitch to accommodate major shinty finals. HHA will build a number of 2 bedroom affordable homes on the adjacent site and that keeps all housing well back from the A82. These environmental improvements are part of our vision of Drumnadrochit as a quality destination with a rich heritage. The open space created by the shop demolition location will enhance the nearby Bradley Martin monument, the public hall and create open views to the Cnocan Burraidh marble burial vault and schools.

Indicative costs (Please provide a breakdown of key cost elements):

Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
Demolish shop	£75,000	£	£75,000
	£	£	£
	£	£	£
Total	£75,000	£	£75,000

NOTE – Cost estimates have been received and are in the range £75k to £90k if final cost above £75k this will be funded from wider project

If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:

Planning is not required for the demolition of the old shop and a building warrant is in place.

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:

We would aim to have demolition contracts in place March 2021 and the work covered by this element of the project completed within 3 months of the start date.

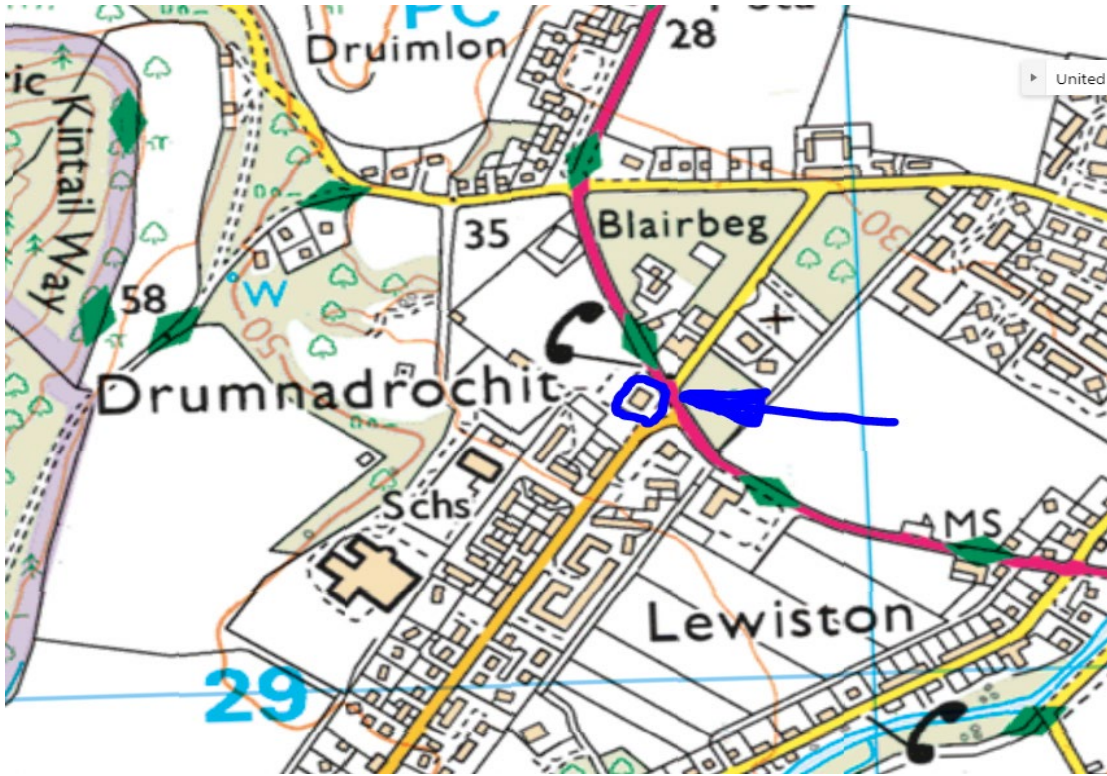
Briefly describe what community consultation has been carried out in relation to your project:

The specific work covered by this application to demolish the shop had strong community support and has been discussed when the last local development plan was being developed and again when Scotmid put the site on the open market. The broader aspects of the project have discussed by the key local committees. The Glen Urquhart Community Council members have worked on the proposal with the trustees of the Glen Urquhart Rural Community Association and Glen Urquhart Shinty Club trustees as well as our Local Councillor Margaret Davidson. The community is in a position to put £175,000 into the wider project. We know from Facebook discussions when the shop was vacated that there is a strong desire for the site to become community space and for the need to build more affordable housing in the local area. The wider project will be subject to a planning application and community consultation in the near future. This bid to demolish the shop is a key element of making the project financially viable

Location plan and photographs of site/property:







Beauly Public Toilets – Beauly Community Council

Description of project. Including where the proposed TCF grant will be invested. (e.g. acquisition, demolition, remediation, % contribution towards capital build costs):

- Beauly Community Council are considering taking over the ownership, management and servicing of Beauly Public Toilets by negotiation with Highland Council. The toilets will be reconfigured to provide a modern toilet block with direct access cubicles. After the initial capital outlay, the toilets should be self-financing. Consideration will also be given to providing facilities for motorhome waste disposal. The intention is to complete the project within a 1-year timeframe. Full development costs have been requested from TFC. This submission is made subject to successful Community Asset Transfer or similar.
- Proposed impacts/benefits of the project are seen as an improvement to a vital amenity in the village offering benefits to the community, visitors and vitally, tourists. These improvements would create a modern, DDA compliant and environmentally friendly facility and remove the current stigma associated with public toilets. Benefits to local businesses would ensue from increased visitors and employment opportunities would be created during construction and thereafter the maintenance and servicing requirement.

- Proposals for the overall management and the various delivery and operational phases have been considered. A list of Stakeholders would be identified by Beaulieu Community Council and thereafter a Management Committee would be created comprising individuals with requisite management, technical and financial skills. Specialist advice would be sought to complete the feasibility study and design stages with local plumbing and building contractors employed during the construction phase. Guidance will be sought from Resource Efficient Scotland or similar organization to advise on current environmental best practice. The necessary Method Statements and Risk Assessments would be produced including Health & Safety and Environmental Plans.

To support this application Beaulieu Community Council attach a draft Business Plan and Feasibility Paper.



Above is an example of a reconfigured traditional toilet block of a similar size to Beaulieu, converted to provide 2 unisex and 1 DDA direct access cubicles with store at a cost of £67,000. This public toilet was transferred from a local authority to a community group in 2019.

Estimated outputs (e.g. jobs created, Xm² of floor space brought back into productive use, ha land remediated, X residential units created):

The main output will be to deliver and maintain environmentally sensitive and sustainable public toilets within the village. Local employment opportunities will be available during the development and construction stages and fulltime employment will be required to service and maintain the facility.

Indicative costs (Please provide a breakdown of key cost elements):

Cost item	Amount funded from TCF	Amount funded from other sources (please specify funder)	Total Cost
Professional Fees/ Expenses	£10,000		£10,000
Individual Cubicles x3			
Toilet Pans	£1,500		£1,500
Basins	£1,500		£1,500
Dries/Taps etc.	£2,000		£2,000
Baby Changing	£1,000		£1,000
Tiling	£1,500		£1,500
Doors/Locks/Operation	£4,500		£4,500
Building work	£3,000		£3,000
Plumbing work	£3,000		£3,000
Lighting	£1,000		£1,000
Main Toilet Block			
CCTV	£3,000		£3,000
Ripping Out	£2,000		£2,000
Building work	£3,000		£3,000
Plumbing work	£3,500		£3,500
Heating	£1,500		£1,500
Lighting	£2,500		£2,500
Solar Panels	£3,000		£3,000
Decoration	£2,000		£2,000
Outside Refurbishment	£5,000		£5,000
Canopy	£2,500		£2,500
Landscaping	£4,000		£4,000
Sub Total	£61,000		£61,000
Contingency 15%	£9,150		£9,150
Total	£70,150		£70,150

If planning permission has been obtained, details on the type of planning permission (full, outline, conditional, unconditional), should be provided showing the date of approval. If there are any outstanding planning procedures/appeals or if there are likely to be any further planning appeals, these should be clearly explained below, stating the likely timescale for the resolution indicated:

No discussions have taken place with Planners at this time. However, from a desktop review, the Community Council do not anticipate changes to the existing toilet block particularly the front elevation, will cause concern to Planners or statutory consultees.

Timescale for completion. Please specify when contracts will be awarded. When work will start on site and be complete, including when Town Centre Fund elements will be complete:

An outline programme is included below. The project will be phased to commence in March 2021 and be completed by October 2021.

No.	Task	Date	Comment
1	Purchase by means of Asset Transfer or similar mechanism	Jan21-Nov21	Phase asset transfer completion to end of construction period.
2	Surveys and Costings	Jan 21-Feb 21	Programme assumes funding is in place for capital works.
3	Complete Feasibility Study	Feb 21	Project could delay at this point.
4	Design	March 21- May 21	
5	Tendering	May 21-July 21	3 tenders invited to include local contractors.
6	Construction	August 21-Oct 21	
7	Commissioning	Nov 21	

Briefly describe what community consultation has been carried out in relation to your project:

- Discussions have taken place at community council meetings over a number of months.
- Issues regarding the toilets are regularly debated on the Community Council Facebook page.
- The Community Council will consult with the community regarding charging to use the toilets.

Location plan and photographs of site/property:



Location Plan

Front Elevation, existing toilet block