

---

## **HAWICK CONSERVATION AREA REGENERATION SCHEME - UPDATE**

---

### **Report by Executive Director EXECUTIVE COMMITTEE**

---

**16 April 2019**

---

#### **1 PURPOSE AND SUMMARY**

- 1.1 **This report updates the Committee on the progress of the Hawick Conservation Area Regeneration Scheme (CARS). It seeks approval for the Council's revised funding contribution to the proposal.**
- 1.2 Council officers presented a report on the Hawick Conservation Area Regeneration Scheme (CARS) proposal to Elected members in November 2018. An application was submitted to Historic Environment Scotland (HES) by the November 2018 deadline. The initial grant request was for £1,419,300.
- 1.3 Officers from Historic Environment Scotland highlighted that they were supportive of the proposal but that the grant request was considered high given the scale and impact of the proposed scheme. Following a process of discussion and negotiation with HES, alternative match funding was sought from within the Council and from the South of Scotland Economic Partnership (SOSEP). The Council's contribution has been increased to £200,000 over the five year period from within existing revenue budgets. An application for funding for £60,000 has been submitted to SOSEP. An updated financial profile was submitted to HES in February 2019 with a revised grant request of £1,314,800.
- 1.4 Historic Environment Scotland has recently confirmed their grant offer of £1,314,800. SOSEP has advised that the outcome of the grant application is due shortly. The total programme budget is now £1,935,000, which also includes private sector contributions.

#### **2 RECOMMENDATIONS**

- 2.1 **I recommend that the Executive Committee:**
  - (a) **Notes the successful funding bid to Historic Environment Scotland, with funding of £1,314,800 confirmed;**
  - (b) **Notes the funding application to the South of Scotland Economic Partnership for £60,000; and**
  - (c) **Agrees the Council's contribution of up to £200,000 of revenue funding over the five year programme, allocated from existing Economic Development budgets, and up to £50,000 from the existing Town Centre Regeneration block allocation in the Council's Capital Plan.**

### 3 HAWICK CONSERVATION AREA REGENERATION PROPOSAL - UPDATE

- 3.1 Council officers presented a report on the Hawick Conservation Area Regeneration Scheme (CARS) proposal to Executive Committee in November 2018. The proposal aims to reverse the decline of the town centre by conserving and enhancing key properties within the Hawick Conservation Area and acts as a catalyst for wider regeneration in the town. The proposal was developed from other successful heritage-based town centre initiatives delivered in Kelso, Selkirk and currently in Jedburgh. Elected members were supportive of the proposal and approved the application to be submitted to Historic Environment Scotland (HES) by the deadline of mid November 2018.
- 3.2 Officers from Historic Environment Scotland indicated that they were supportive of the proposal but highlighted that the grant request from HES of £1,419,300 was considered high given the scale and impact of the proposed scheme. The Council had committed to providing £157,700 of match funding from existing revenue budget for the proposal. HES officers recommended that further match funding should be sought, if possible, in order to strengthen the application.
- 3.3 Following a process of discussion and negotiation with HES, alternative match funding was sought from within the Council and from the South of Scotland Economic Partnership (SOSEP). A funding application was developed and submitted to the South of Scotland Economic Partnership (SOSEP) for £60,000 of match funding. SOSEP funding is limited to activities that can be delivered in 2019/20. The SOSEP application therefore focused on supporting specific activity in year one (2019/20). This includes grant funding to priority, and other buildings, profiled for delivery in 2019/20.
- 3.4 Recognising the potential impact that the Hawick CARS proposal could bring to the town centre, including match funding from HES and private sector contributions, officers provisionally agreed to contribute an additional £42,300 of funding. It is proposed to contribute a total of £200,000 (£40,000 per annum) from the Council over the 5 year period of delivery for the Hawick CARS proposal. This will be provided from existing budgets within the Economic Development service. The revised funding profile is outlined in para 4.1.
- 3.5 Historic Environment Scotland also requested further evidence in relation to overall economic impact. An updated financial profile was resubmitted to Historic Environment Scotland in early February 2019 along with other evidence requested. The Executive Member for Business and Economic Development, along with the Local Members for Hawick, were updated accordingly at a briefing session in late February.
- 3.6 Historic Environment Scotland has recently confirmed their grant offer of £1,314,800 and a formal grant offer letter will be issued in due course. SOSEP has advised that the outcome of the grant application is due shortly. The overall programme budget is now £1,935,000, which also includes private sector contributions.

### 4 IMPLICATIONS

#### 4.1 Financial

- (a) The proposal includes a five year programme of works from 2019/20 – 2023/24 with a total project budget of £1,935,000.

Funder	Approved by Executive	Revised Application	%
--------	-----------------------	---------------------	---

Historic Environment Scotland CARS	£1,419,300	£1,314,800	68%
Scottish Borders Council (Revenue)	£157,700	£200,000	10%
SOSEP (Revenue)		£60,000	3%
Private Sector Contributions	£358,750	£360,200	19%
<b>TOTAL</b>	<b>£1,935,750</b>	<b>£1,935,000</b>	

(b) **Grant funding** - Historic Environment Scotland has recently confirmed their grant offer of £1,314,800. SOSEP have advised that the outcome of the grant application is due shortly.

(c) **SBC Financial Contribution**

**Revenue** – It is proposed that the Council will contribute £200,000 towards the Common Fund element of the proposal over the 5 year period. This will be provided from existing budgets within the Economic Development service.

**Capital** – A budget of £50,000 will be sought within the Town Centre Regeneration block allocation in the Council’s Capital Programme to support small scale public realm works and any match funding required for grant funding for Council properties.

4.2 **Risk and Mitigations**

The proposal allows the deteriorating exterior fabric of key buildings in Hawick town centre to be addressed. The proposal will incorporate tackling key priority buildings in the town centre as well as a cluster of empty buildings at the southern end of the High Street. If the proposal is not progressed, there is likely to be further deterioration of these properties, with a subsequent negative impact on the amenity and environment of the town centre.

4.3 **Equalities**

The proposal seeks to address priority buildings and public realm elements in Hawick town centre based on their conservation and historic importance. This report highlights a regeneration development proposal and related funding bid. An Equalities Impact Assessment will be carried out at the appropriate stage of implementation to ensure there are no adverse equality implications.

4.4 **Acting Sustainably**

The proposal seeks to address the exterior fabric of buildings and properties in Hawick town centre. As part of the programme of delivery, the works and proposition for each priority building, as well as applications for funding for properties to grant schemes, will need to consider the long term use and viability (including energy efficiency) of each of the properties.

4.5 **Carbon Management**

There are limited effects on carbon emissions from the design and delivery of this proposal.

4.6 **Rural Proofing**

Rural Proofing is not required as the proposal does not relate to new or amended Council policy or strategy.

#### 4.7 **Changes to the Scheme of Administration or Scheme of Delegation**

No changes are required to the Scheme of Administration or the Scheme of Delegation as a result of this report.

### **5 CONSULTATION**

- 5.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Chief Officer HR, Communications and the Clerk to the Council have been consulted and their comments have been incorporated into the final report.

#### **Approved by**

**Rob Dickson**  
**Executive Director**

**Signature .....**

#### **Author(s)**

Name	Designation and Contact Number
Bryan McGrath	Chief Officer Economic Development, Chief Executive – 01835 826525
Ian Aikman	Chief Planning & Housing Officer - 01835 826510

**Background Papers:** None

**Previous Minute Reference:** Executive Committee, 6 November 2018

**Note** – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. Bryan McGrath can also give information on other language translations as well as providing additional copies.

Contact us at Bryan McGrath, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA Tel: 01835 826525, email [bmcgrath@scotborders.gov.uk](mailto:bmcgrath@scotborders.gov.uk)