

ARGYLL AND BUTE COUNCIL

Mid Argy

Lochgilphead and Ardrishaig moved forward to be further assessed. The stage 2 assessment is more complex and aims to consider a wider range of issues. The criteria agreed by Policy and Resources Committee were incorporated into the main elements to be considered by the Council when developing a business case – impact, affordability, deliverability and risk. The criteria were agreed with local members at the MAKI Business Day in November 2016. The scoring methodology for stage 2 is shown at Appendix 2 and a summary of the stage 2 assessment is included at Appendix 3, the full assessment is available online at www.argyll-bute.gov.uk/tarbert-and-lochgilphead-regeneration-fund.

- 1.7 The assessment undertaken is based upon the criteria set out for this particular fund and does not reflect the value of the projects to the local community or their attractiveness to other potential funders. However in preparing

- 1.11 It is hoped to be in a position to develop outline business cases over the next 6-12 months and these will be brought back to Committee with an update on the expected impacts, affordability, deliverability and risk anticipated. An interim update for Committee is proposed for April 2017. If approved, procurement of the relevant services to deliver the project, obtaining of consents and final Committee approval of a full business case will all need to be undertaken before the projects can physically commence.
- 1.12 The Tarbert and Lochgilphead Regeneration Fund offers an important opportunity to support proposals which aim to deliver regeneration and/or economic opportunities within the Mid Argyll area. A structured assessment to focus on those projects which are most likely to meet the criteria agreed by the Policy and Resources Committee has been undertaken. The three potential projects within each community which score highest are identified and it is recommended that these are taken forward for further assessment.
- 1.13 Members of the Mid Argyll, Kintyre and the Islands Area Committee are asked to:
1. Note the excellent response to the Fund from communities and that Council support through standard channels remain available to projects which are not progressed through the Tarbert and Lochgilphead Regeneration Fund;
 2. Approve the process and scoring methodology s regAp

- business cases;
4. Approve the potential projects identified in Paragraph 4.25 as the projects which score highest in the assessment and confirm which of the Tarbert projects should progress. The approved projects will be taken forward for outline business case development;
 5. Recommend to Policy and Resources Committee that development funding of up to £250,000 is utilised to undertake the feasibility and initial design works to enable outline business cases to be developed for the projects in Paragraph 4.25;
 6. Note that an update report will be provided to MAKI Area Committee at the April 2017 meeting.

4.0 DETAIL

- 4.1 The initial criteria for the Tarbert and Lochgilphead Regeneration Fund were agreed by Policy and Resources Committee on 12 May 2016 and have been used to inform the consideration of proposed projects. The agreed main objective for the Fund is:

To promote the regeneration and/or economic development of the Mid Argyll area

- 4.2 The agreed criteria for assessment, as confirmed by Policy and Resources Committee, are:
- Their ability to create jobs, grow the population and/or stimulate private sector activity that will deliver these results;
 - Extent to which they support the delivery of the Single Outcome Agreement (SOA) particularly in terms of the overall objective (Argyll and Bute's economic success is built on a growing population) as well as long-term outcomes 1, 2 and 3 (The economy is diverse and thriving; We have infrastructure that supports sustainable growth; and education, skills and training maximises opportunities for all);
 - Whether the proposal is included within the Council's MAKI Economic Development Action Plan;
 - The amount of match funding from partners;
 - Demonstration of SMART economic and social outcomes for each community; and/or
 - Their contribution to overcoming barriers to economic growth and sustaining prosperous communities.

These have been incorporated into the scoring mechanism.

- 4.3 The report also highlighted that in order to maximise the benefit from the fund it was intended that a small number of larger projects would be progressed.
- 4.4 The area which would be the focus of this funding would be the Main Town of Lochgilphead and Ardrishaig and the Key Settlement of Tarbert and the areas immediately surrounding them.

Potential Project.8457@ q0 Gr06500002 w1e3e2905599180 m126.684099736 2.00559918

criteria set down in the report approved by Policy and Resources Committee on 12 May 2016, the key elements identified in the Council's Capital Projects Scoring Mechanism – impact, affordability, delivery and risk – as well as the scoring mechanism previously identified for the consideration of the CHORD projects.

- 4.12 The report to Policy and Resources Committee confirmed that the focus should be on a small number of large projects. It is therefore likely that only a handful of projects will receive the bulk of the funds, hopefully for projects that deliver substantial outcomes and help to grasp significant economic opportunities. This plainly makes for very difficult decisions and the aim of scoring the projects against a set criteria is to help to ensure that the Council moves ahead with the most important and feasible projects which offer the best value for money for this one off opportunity to regenerate the towns and key settlements of Mid Argyll. It also helps to ensure that the preferred projects are identified in a consistent and rational way which is transparent to those who may be interested in the process.

Stage One

- 4.13 13 potential projects within Tarbert and 29 potential projects within Lochgilphead and Ardrishaig were put forward and were assessed; these are listed in Appendix 1.
- 4.14 Due to the large number of projects a two stage assessment process was undertaken. At the first stage of assessment, an initial sift on all of the suggested projects to identify those projects which could be defined as large was undertaken, this related back to the Policy and Resources decision that the focus should be larger projects. This should also help to focus attention on those projects which are most likely to meet the main objective of the fund.

in Lochgilphead and Ardrishaig moved forward to be further assessed.

Stage Two

- 4.18 The stage 2 assessment is more complex and aims to consider a wider range of issues. The criteria agreed by Policy and Resources Committee were incorporated into the main elements to be considered by the Council when developing a business case – impact, affordability, deliverability and risk. The criteria were agreed with local members at the MAKI Business Day in November 2016.
- 4.19 Please be aware that the information contained within the scoring is as accurate as it has been possible to obtain at this stage however very few of the proposed projects have the benefit of initial design works or costings being completed. It has therefore been necessary to make a number of assumptions regarding how the proposed projects might progress, what specifications may be required and how this would impact costs. For example, costs have been obtained from indicative average costs and may be increased or decreased depending upon specifications. It should therefore be noted that the information provided at this stage may not reflect the final project detail but is put forward to enable comparison between the projects.
- 4.20 It should also be noted that where potential sources of external funding have been indicated there is no certainty that this will be achieved or that alternative funds may be available. Where match funding can be secured there is the opportunity to add value to the proposed projects and deliver more through the Tarbert and Lochgilphead Regeneration Fund. Most application processes for external funding are however increasingly competitive and it may not be possible to access match funding as hoped.
- 4.21 Impact, affordability, deliverability and risk have been weighted equ

costs

estimates will also require staff resource. There may be an

and long term outcomes of the Single Outcome Agreement as well as the MAKI Economic Development Action Plan, Local Development Plan and other Council policy as may be relevant to specific proposals.

6.2 Financial – An allocation of £3m was identified in the 2016/17 budget for regeneration and economic sustainability in the settlements of Lochgilphead and Ardrishaig and Tarbert and their surrounding areas. The allocation is a capital fund and to date none of this funding has been used however the next stage will draw from the allocation, up to £250,000 is identified for feasibility and initial design works.

6.3 Legal – none at this time.

6.4 HR – staff within the Economic Development and Strategic Transportation Service will administer the fund on behalf of the MAKI Area Committee. Support from other teams across the Council has been given during the scoring process and will continue to be required as further investigation and project delivery proceeds.

6.5 Equalities – none at this time.

6.6 Risk - If the most appropriate projects are not correctly identified and delivered by the end of the funding period, the risk of the fund being used for projects that do not meet the objectives of the MAKI Area Committee is high. The risk is mitigated by the fact that the fund is a capital fund and the allocation is subject to a detailed business case and project appraisal process. The risk is low.

APPENDIX 1 Stage 1 Assessment

Project Name	Project Location	Ref	Project Description	Promoted by	In progress?	Related to settlements?	Potential to attract match funding?	Anticipated deliverables
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Project/Programme	Location	LA	Description	CCC	Yes - Numerous groups delivery events	Yes	Yes	No. of events - to be determined	2	No
Events programme	Lochgilphead & Ardrishaig	LA05	programme of events focusing on Loch Gilp and Crinan Canal	CCC LCC	Yes - Numerous groups delivery events	Yes	Yes	No. of events - to be determined Potential increase in visitor numbers if events attract those outside the area	2	No
Marine Tourism Facilities	Ardrishaig	LA06	Develop enhanced marine facilities to accommodate leisure craft such as step ashore pontoons, consideration of existing timber operations required	CCC MAI	No	Yes	Yes	Provision of boat berths - no. to be determined Potential increase in visitor numbers Opening up of Ardrishaig Waterfront Potential for improved access to shore for existing water sport clubs	4	Yes
Art and Cultural Facilities	Lochgilphead	LA07	Proposals for an Arts and Cultural Centre to house Richard De Marco's Argyll Collection together with other facilities but arts and cultural facilities could alternatively be combined within a number of venues some already existing	CCC DAC MAI LCC	No	Yes	Yes	Assuming a centre based on Dalriada Arts and Culture Proposals: Exhibition space - lead exhibition Demarco Argyll Collection Learning facilities Art studio space Restaurant/café Auditorium Commercial office space Landmark building Increased visitor numbers	8	Yes

Parking provision review

Create

Corran Nature
Area

Lochgilphead LA09

Skate Park	Lochgilphead or Ardrishaig	LA14	Creation of skate park within Lochgilphead or Ardrishaig, ACT are looking at a site in Ardrishaig, MAYDS are looking at a site at Kilmory	CCC ACT MAYDS	No	Yes	Yes	Skating/biking facilities Potential health benefits from increased activities	2	No
Chalmers Street Shops and Flats	Ardrishaig	LA15	Improve appearance of these buildings and incorporate energy efficiency measures	CCC						

Bridge House
Hotel

Ardrishaig

LA19

Fiddlesticks	Lochgilphead Tayvallich & Kilmichael	LA24	Project aimed at teaching children fiddle playing together with visiting professionals and performances	DAC	No	Yes	Yes	Lessons in fiddle playing Concerts associated with programme	2	No
7,000 Oaks	Argyll	LA25	Proposal to create 7 community woodlands recreating Joseph Beuyes 7,000 oaks art installation	DAC	No	No - project is Argyll wide but may include a site within Mid Argyll	Yes	Community woodlands Potential to enhance biodiversity Potential improved walking facilities Potential to increase visitor numbers, if Joseph Beuyes link attracts people from outside the area	4	Yes
Ardrishaig Public Halls	Ardrishaig	LA26	Refurbishment of Public Hall and North Hall, with a focus on the Public Hall becoming fit for purpose as the principal performance venue for Mid Argyll	ACC ACT						

walking and cycling routes in Lochgilphead

further develop existing forest trails and cycle paths and signage

cycling link
Opportunities for active travel
Already picked up through a number of more detailed project suggestions

Reuse empty spaces

Lochgilphead

LA29

Use empty commercial space for pop-up shops and start up space

LCC

No



Community Hub	Tarbert	T05	Develop community hub within former library building, to include offices for TSCT	TSCT	No	Yes	Yes	Visitor information/interpretation possibly linked to potential to increase visitor numbers Additional community meeting space Office accommodation for TSCT and other organisations	3	Yes
Car Parking	Tarbert	T06	Parking survey and additional car parking provision	TSCT TSCC THA	No	Yes	No	Additional parking provision Potential additional town centre visitors, if current parking is shown to significantly restrict visitor numbers	2	No
Indoor Bowling Facility	Tarbert	T07	Develop indoor bowling facility to provide facilities for clubs across the Kintyre and Mid Argyll area	TSCT	No	Yes	Yes	Additional leisure facility Potential to attract visiting bowling clubs and tournaments - approx. 500 bowlers in west Argyll Potential health and social benefits if additional users are attracted	3	Yes
Skipness Water Supply	Skipness	T08	Extend public water supply to Skipness	TSCT	No	Yes - surrounding area	Not expected although Scottish Water could be asked	Improved water quality for existing users Potential to enable additional development in Skipness area, scale of opportunity not confirmed	2	No

Skipness Bunkhouse	Skipness	T09	Development of bunkhouse at Claonaig to provide facility for walking and cycling routes and Arran Ferry users	TSCT	No	Yes - surrounding area	Yes	Bunkhouse facilities for those using walking and cycling routes Ferry waiting facilities Potential business opportunity associated with kiosk Potential to increase visitor numbers staying in Skipness area	4	Yes
Pavement/public realm improvements	Tarbert	T10	Improvements to pavement areas with extended paving areas outside eating establishments to enable outdoor seating to be provided Provision of new offices, toilets	TSCC	No	Yes	Yes	LDP - AFA13/1 Potential business opportunities associated with outdoor seating areas Improved public realm	3	Yes
Harbour facilities	Tarbert	T11								

Tarbert flood defences

Tarbert

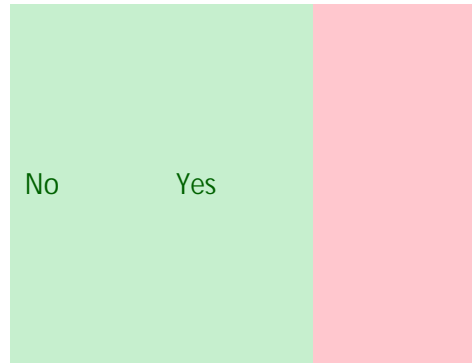
T13

Improvements to flood defences for the inner harbour area to alleviate the impact of tidal flooding

TSCT

No

Yes



APPENDIX 2 – Stage 2 Assessment Proposed Scoring

	Maximum Score	Comment
Support for Council Policy (Impact)		0 = would not contribute to this objective 1= would contribute to this objective 2= would contribute directly to this objective
Overall SOA objective (P&R)	2	0 = would not contribute to this objective 1= would contribute to this objective
1. The economy is diverse and thriving (P&R)	1	0 = would not contribute to this objective 1= would contribute to this objective
2. We have infrastructure that supports sustainable growth (P&R)	1	
3. Education, skills and training maximises opportunities for all (P&R)	1	0 = is not in the MAKI EDAP
Is the project in the MAKI EDAP? (P&R)	2	

Affordability

0 = No cost to the Council if the project is not

Unavoidable cost to council of doing
nothing 5

APPENDIX 3 Stage 2 Assessment

Project

Ref

Impact