



Strathaven

Conservation Area Regeneration Scheme





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I Strathaven Conservation Area

Conservation areas are:

‘... areas of special architectural or historic interest, the character of appearance of which, it is desirable to preserve or enhance.’

S.61 Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

Strathaven was designated as an ‘outstanding’ area of conservation in 1976 due to the large number of listed buildings, several of which are considered to be of national importance. A suite of documents was commissioned in 2012 to appraise the conservation area, the Conservation Area Appraisal (CAA) and most importantly, to outline how we can conserve and enhance it, the Conservation Area Management Plan (CAMP).

The Conservation Area Appraisal and Conservation Area Management Plan are available to view by clicking on the following link www.southlanarkshire.gov.uk/strathaven_conservation

The map below shows the extent of the Strathaven Conservation Area Regeneration Scheme (CARS) focus area highlighted in yellow.





2 What is a CARS?

A Conservation Area Regeneration Scheme (CARS) provides financial help for conservation area based regeneration and conservation initiatives.

Funding is provided over a five-year period to support the set-up of a Conservation Area Regeneration Scheme.

A CARS can be used to fund:

- a repairs programme for priority projects
- a small grants scheme – e.g. for homeowners or retailers
- community engagement through training opportunities in traditional skills and through education programmes
- training opportunities for traditional craftspeople
- public realm conservation and restoration
- administration costs, including for the appointment of a dedicated project officer

3 Strathaven CARS

South Lanarkshire Council in partnership with Historic Environment Scotland (HES) has established a Conservation Area Regeneration Scheme (CARS) which aims to encourage the repair and enhancement of the physical fabric of properties within a defined area of the Strathaven Conservation Area (as shown on the map on page 1).

It is important that the special architectural and historic interest and character of Strathaven is protected and enhanced. Consideration of the architectural detail of buildings and proper repair and, where necessary, replacement or reinstatement, respecting traditional fabric, details and skills, will help to achieve these aims.

Historic Environment Scotland has contributed £625,000 and other funding sources have increased the available budget to £1.5million over five years across six key areas:-

- **Small Grant Scheme**
- **Shopfront Improvements**
- **Priority Buildings**
- **Education and Training**
- **Public Realm**
- **Administration**

Please note that Strathaven CARS is a discretionary grant fund and it is envisaged that funds will be competitive with high demand therefore not every application, even if eligible for assistance, is likely to be successful.

4 Strathaven CARS Partnership

The Strathaven CARS Partnership has been created to oversee the scheme and formally undertake decision making, including the assessment of applications and allocation of grants for the CARS priority buildings, small grants scheme, shopfront improvement scheme and training and education.

Grants are awarded by the CARS Partnership, which meets on a four weekly basis to consider all matters relating to Strathaven CARS.

The current composition of the Strathaven CARS Partnership is:-

Donna Brooks	Avondale Civic Society
Mike Burgess	Strathaven Town Mill
Donald Cooper	Strathaven Business Association
Stuart Hodge	South Lanarkshire Council
Les Hoggan	Strathaven Community Council
Gwen McCracken	South Lanarkshire Council
Gail Rae	South Lanarkshire Council
Nigel Thomson	Rotary Club of Strathaven

Other members of the local community are also involved in differing aspects of the project as and when required.

5 Available Schemes

There are four separate schemes which can be applied to under Strathaven CARS.

Small Grant Scheme

This scheme is aimed at homeowners/tenants. Grants will be offered at a rate of up to 80% per property towards the costs of eligible works including consultant fees to an agreed level. The remainder of the costs of the works will require to be funded by the owner / tenant / other sources.

This scheme will be open to all homes within the eligible CARS area and applications will be accepted during the scheme opening times.

Priority Buildings

Funding has been allocated to specific priority buildings identified within the Strathaven CARS eligible area subject to the owners being willing to participate. An agreed level of funding of up to 80% will be available for eligible works, including consultant fees to an agreed level, subject to the remaining funding being committed.

Shopfronts

A scheme for retailers to undertake conservation works to the front of their shop. Grants will be offered at a rate of up to 80% per property towards the costs of eligible works including consultant fees to an agreed level. The remainder of the costs of the works will require to be funded by the owner / tenant / other sources.

Shopfront works must be based upon existing or historic evidence of the original shop-front.

Training and Education

This element of the fund is wide ranging and covers numerous areas e.g. it could involve individuals looking to learn more about conservation materials, techniques etc and also contractors who want to improve the skill sets of staff members.



6 Guidance notes for completion of the enquiry and application forms

Applications must be submitted by the deadline for consideration. Please contact the CARS officer if you are unaware of the next deadline. You will also be advised on the approval dates as this will impact upon when the works can be undertaken. No works can commence until a formal offer of grant has been issued. Grant will not be paid out retrospectively.

All applications must be completed fully and submitted with all the required supplementary information. Failure to complete the application form correctly could result in your application being delayed or rejected.

Applicants should complete and submit an initial enquiry form online at www.slccommunitybenefitfunds.co.uk/Account/Login

Enquiry Form

There are three sections to complete in the initial enquiry form.

1 Personal Details

Please complete the personal details, creating a password which should be remembered as this will be needed to access the system in future.

2 Organisation Details

The details of the organisation should be entered here. If you are applying as an individual, simply enter your name and address.

3 Project Details

Enter the address of the property under location followed by when you hope to start and finish the works, an estimated cost and a brief description of the works.

If approved to proceed, the main application form should be completed.



Once submitted, the CARS Officer will review the enquiry and assess eligibility. This may require further information to be submitted or a meeting with you at the property to discuss the works if appropriate.

Application Form

Q1 Please supply the address of the building which grant is being sought for. Include the name of the building if applicable.

.....

Q2 Can you confirm your address and contact details including phone and email.

.....

Q3 Please provide proof that you are the owner of the property.
You do not require to be the owner of the property to receive an offer of grant.
This would be a copy of your title deed if owned outright or mortgage details if not owned outright.
If you are not the owner please provide the owners details and attach proof i.e. a signed letter, specifically stating that you have the consent of the owner to carry out the proposed works.
Please also give details of the nature of your lease arrangement if you are not the owner.

.....

Q4 Does the property have a listing e.g. is the property A, B or C listed?

.....

Q5 What is the current use of the property? Is it vacant or being used?
What will the property be used for upon completion of the works?

- Q6.** Are you employing a professional adviser to help you with this project?
If yes, please enter their details here.

Grant funding will only be available towards professional fees if the professional adviser engaged is suitably qualified with relevant conservation knowledge. Projects receiving £25,000 or more, must engage a professional advisor as defined by Historic Environment Scotland as:
“a suitably accredited professional in building conservation appointed by the grantee to manage and oversee the carrying out of the works”

Applicants should consult the relevant professional body when seeking to appoint a suitably qualified professional. For architects this is The Royal Institute of Architects in Scotland (RIAS) On 0131 229 7545 or www.rias.org.uk/directory/conservation For surveyors, The Royal Institution of Chartered Surveyors in Scotland on 0131 225 7078 or www.rics.org

A professional adviser will provide a service appropriate to the scale of your particular project. This may include:

- A survey of the property including drawings
- A detailed specification
- Obtaining tenders
- Obtaining all necessary statutory consents
- Administering a contract with the selected contractor
- Regular site inspections and valuations

The normal standard grant eligible percentage for professional fee costs is 16% of the eligible works costs. This may increase to a maximum of 20% in exceptional circumstances.

Applicants should ensure any professional adviser they engage with is aware of the above.

Further information for qualified professionals can be found at:

www.historicenvironment.scot/media/2403/guidanceprofessionaladvisers.pdf

- Q7** Please list the relevant skills and experience that the professional adviser has in relation to the works that you want to be undertaken e.g. if you are having roof repairs undertaken, what skills and experience does the consultant have concerning roof works?
The professional adviser should be able to assist you complete this question.

Q8 Have you applied for any other grants in connection with this project?
 If yes, please can you list the fund, the amount being applied for and when a decision will be known.

Q9 What fund are you applying to?

There are four funds:-

- Shopfront For shops and businesses
- Priority Buildings For owners of key buildings already identified
- Small Grants For repairs to private properties / individual houses
- Training / Education

Q10 Can you describe in as much detail the works that you are seeking to undertake.
 This should include the property type, building construction and any special features. Please detail the works to be undertaken and what works the grant would pay for.

Does your project form part of a larger scheme? If so, full details of the whole scheme must be included even if they are not part of the grant application.

- Detailed drawings must be provided for any architectural features or joinery that is being renewed or replaced.
- Photographs which clarify the extent or nature of the work being proposed should be submitted to support your application.
- Where applicable, please can you also supply photographs, drawings, specifications etc

Can you complete the matrix detailing where the work is located e.g. for minor roof works and major works at the front of the house which are structural, the matrix would look as follows:-

Building	Works	Structural/ Integral
	None/Major/Minor	Yes/No
Front	Major	Yes
Side 1	None	No
Rear	None	No
Side 2	None	No
Roof	Minor	No
Non eligible	Major	No

Non eligible covers those works which may form part of your overall project but which are not eligible for support e.g. the external works may cause internal disruption requiring decoration etc. These should be listed also as above.

Q11 Can you list all non eligible works that are being undertaken.
If you have listed no non eligible works in Q 10, please leave this section blank.

Q12 Can you recover VAT? If so, please list your VAT number.

Q13 Are there any legal or financial restrictions on the building?
If yes, please list these.

Q14 Please supply three quotations for the works.

Each quotation must provide a detailed breakdown of the works. Each quotation must cover identical areas of work and must be fully itemised. Listing one all inclusive price is not acceptable.

A specification of works should be included if this doesn't form part of the quotation.

Quotes must be on company headed paper and include full details of the company, business address, VAT registration etc. Supporting information on the relevant skills and experience of the company should also be provided to assist with question 14 below.

Please ensure that both yourself and the contractor are fully aware of the requirements of the grant and any conditions attached to the offer. Grants will not be paid out if the work does not meet the required standard or agreed detailing or if there is a failure to comply with conditions attached to the grant.

A site visit will be undertaken to verify finished works prior to payment of grant.

Please list the overall project costs. This may be higher if you are also undertaking non eligible works as part of the project.

Finally, list how the project is being funded.

This should include the grant you hope to obtain from CARS. How will the remainder be paid for? If you are contributing the remainder of the finance, please include a copy of your bank statement showing you have the funds available.

Q15 Please list the relevant skills and experience that the preferred contractor has in relation to the works that you want to be undertaken e.g. if you are having roof repairs undertaken, what skills and experience does the contractor have concerning roof works?
The contractor should be able to assist you complete this question.

Q16 Please list the total amount of grant you are seeking in both cash terms and as a percentage of the overall cost e.g. if the total cost is £10,000 and you are seeking £8,000, the percentage level being sought would be 80%

Q17 When do you expect the works to start and finish?
If works cost over £25,000, please supply a works programme and advise on CDM.
Works must commence within two months of the date of approval and be concluded within nine months of the date of approval.

Q18 Have you spoken to anyone at South Lanarkshire Council about this application?
If yes, please can you advise who.

Q19 Have you spoken with Planning and Building Standards to confirm if any consents are required? Planning Permission, Building Warrant, Listed Building consent, Advertisement Consent and other consents may be needed for alterations or changes of use of property.

Please note, each application will automatically be referred to Planning and Building Standards. If you have failed to do so and consents are required, this could significantly delay any offer of grant if your application is successful.

To be eligible for support, statutory Consent Fees must relate specifically to the project and conservation works which are the subject of the grant application.

Checklist

I have included with this application the following information:

Please tick:

- A comprehensive description of the works including where appropriate detailed drawings.
- Three quotations for the work showing a detailed breakdown of costs for each element of the works.
- Photographs of the building as existing
- For projects costing over £25,000, please supply a project programme and advise on CDM liabilities.



7 Application Assessment

All applications will be assessed by the CARS Partnership in line with the agreed scoring system, a copy of which can be provided on request.

In the event that a grant application is unsuccessful, feedback will be available upon request to enable the applicant to resubmit at a later date if desired.

If an unsuccessful applicant wishes to appeal against a decision, they must re-submit their application along with any additional supporting information within 2 months of receiving the original decision. Should the issue remain unresolved, South Lanarkshire Council will contact Historic Environment Scotland for further consideration.

Projects that are awarded grant must commence within 2 months of the date of the offer and must be completed within 9 months. Failure to adhere to these timescales may result in any offer of grant being withdrawn and the monies reallocated.

If approved a formal offer of grant will be issued to the applicant. There may be specific terms and conditions attached to a grant in relation to the works and how they should be undertaken.

If approved, a formal offer of grant will be issued to the applicant. Special conditions may be applied relating directly to methods, materials, detailing or techniques when needed. These might include the requirement to approve a sample area of pointing before the main work proceeds or the specification of mortar to be used or the approval of joinery cross-sections.

Please ensure that the builder/contractor is fully aware of the specialised requirements of the grants scheme and of any conditions attached to the offer. Grants will not be paid if the work does not meet the required standard or agreed detailing or if any conditions have not been complied with.

The CARS Project Officer will monitor the work to ensure compliance with the conditions of grant. Any change from the original approved proposal must be agreed by the CARS Project Officer and should be reported immediately to avoid jeopardising the grant.

Grant will be paid after submission of final certificates or received invoices.

Work must not start before the grant application has been made and a decision issued.

Applications will be prioritised in the following order with “1” being of the highest priority:-

- 1. repair and re-use of redundant or underused buildings where the scheme will result in a viable use being identified**
- 2. repair and conservation of buildings in use**
- 3. reinstatement of lost architectural detail**
- 4. conservation and enhancement of public realm**

8 Eligible Works

Repairs should use appropriate traditional techniques or methods of construction and high quality nature materials. These will normally be the same materials that were used in the original construction. Substitute or artificial materials are not normally eligible and their use will generally be discouraged on grant-aided projects. Modern materials such as UPVC for replacement windows or doors are not eligible works. The existence of unsympathetic modern alterations such as UPVC windows and doors which do not form part of a scheme of replacement to the original design may prejudice the consideration of a grant award.

Only external repairs, replacement, reinstatement and structural works necessary for the preservation of the building are eligible under the Strathaven CARS.

If uncertain about grant eligible works, the Project Officer will be available to discuss particular aspects.

Works eligible for grant

General principles

Grants sought in respect of eligible works may be prejudiced if earlier unsympathetic alterations, such as inappropriate UPVC windows exist within the property and are to remain unaltered. Grants may be offered for their removal and towards the reinstatement of original window forms and detailing.

Eligible Works

The following eligible works indicate the general standards and broad criteria that apply.

Roof and high level repairs

Only comprehensive repairs are eligible but no partial repair (for example, fixing slipped slates) which is considered to be routine maintenance. Repairs or replacement should match the existing traditional finishes, the general weight sizing and textures being followed appropriate to the period and style of the building. Care should be taken to use, as far as possible, matching slates laid to the same gauge as the existing. Re-use is always preferable with losses made up with good quality matching second hand slates. Some imported slates, for example Spanish slate, may not be eligible works due to their different appearance and weathering qualities. The presence or proposed insertion of modern style rooflights or dormers and not eligible works and will prejudice consideration of grant. However, their removal and reinstatement to the original appearance of the building is eligible works.

Lead work

Eligible works include the repair or renewal of lead ridges. These should normally be repaired or renewed as found e.g. in lead, or in some cases decorative fireclay where this forms part of the buildings character. In some situations eligible works

will include the replacement of zinc ridges with lead. All associated leadwork should be in accordance with the recommendations of the Lead Development Association (www.ila-lead.org). The necessary repair or renewal of other leadwork such as flashings are also eligible works. The use of lead welding to extend the life of historic lead may also be eligible works.

Rain-water goods

The repair and replacement of existing cast-iron rainwater goods are eligible works. Replacement of UPVC rainwater goods in cast iron will be eligible works where this is an original feature. Cast-iron and lead hoppers, if existing, should be retained and repaired.

Stonework repairs

Eroded stonework can sometimes be dressed back to sound material and left. This practise is not however eligible works. If the erosion is likely to affect structural stability, aesthetic appearance, or weathering of surrounding stones then stonework repairs using matching stone bedded correctly should be undertaken and this is eligible works. This will either include the complete replacement of the affected stone or the indentation of a new stone of at least 100mm thickness onto the dressed back eroded stone.

It is important to retain as much of the original stone as possible and therefore replacement stone repairs should not be undertaken lightly.

Cement patching and in situ resin-based mortar repairs to lain areas of stonework are not normally eligible works. However their use in minor repairs to fine architectural detail may be acceptable conservation practise and therefore eligible works.

External cleaning

There is a general presumption against chemical or abrasive methods of cleaning buildings. External cleaning is not eligible works.

Re-pointing

Re-pointing will be eligible works where kept to a minimum and necessary for the consideration and preservation of the building.

Traditional lime mortars should be used in order to be considered eligible works. The strength of the mortar should reflect the strength of the stone and the mortar mix should be specified and agreed before works commence. Any grant award may be subject to the approval of a sample area of re-pointing before the main works commence.

Render repairs and re-rendering

Repairs to external render and limited areas of re-rendering are eligible works. However there is a presumption against total or substantial renewal of render unless it is necessary for the preservation of the building. The repair in render of stone features such as cornices, string courses, window and door architraves and pilasters, where this is the original treatment, are also eligible works.

Harling

Traditional lime harling and lime washes should be encouraged where it exists as a traditional finish or where evidence of it exists as a traditional finish. These finishes are therefore considered to be eligible works. Any grant award will require agreement on the mortar mixes based on hydraulic lime specifications and the approval of a sample panel of harling before the main work commences. Lime harling should normally be limewashed but painting using a mineral based porous paint may be considered as eligible works.

Chimney repairs

Necessary repairs to chimneys are normally eligible works provided the chimney is retained or reinstated to its original height and profile. Repair of existing chimneys is preferred to rebuilding, although the latter can be considered as eligible works if structurally necessary.

The reinstatement of the original style of chimney pots, when associated with other chimney repairs are eligible works. The cost of demolishing chimney stacks and roofing over the demolished chimney are not eligible works.

Windows, doors and external joinery

The repair to the original pattern and detail of existing windows, external doors and external joinery, which contributes to the character of the building and/or the Conservation Area are eligible works. The replacement of existing joinery, if unavoidable, can be considered as eligible works if replicating the original design and material. All original joinery should be retained wherever possible. Repair is a preferable option to replacement. If replacement is necessary all new joinery work should be agreed by drawn details showing profiles and all dimensions. Samples of astragals and other mouldings may also require to be prepared and submitted as a requirement of a grant award. It is important that joinery details are agreed before work commences.

Traditional timber sash and case windows with double glazed units will be considered grant eligible. Modern materials such as UPVC for replacement windows or doors are not eligible works. The existence of unsympathetic modern alterations such as UPVC windows and doors which do not form part of a scheme of replacement to the original design may prejudice the consideration of a grant award.

The scheme will fund double glazing where it is replacing inappropriate windows, in Category C(S) and unlisted buildings, subject to the following parameters:-

1. Timber windows are constructed to a tradition pattern.
2. Glazing bars/astragals are part of the sash construction.
3. Glazing elements are fitted/mounted with putty or modern equivalent. Dry glazing would not be supported.
4. Moulding detail reflects local patterns or examples from buildings.

If the original or most appropriate design for window, door and other external joinery cannot be ascertained from the building then an assessment will require to be made from neighbouring buildings and photograph records. Astragals, if any, should match the original design in profile and all dimensions, as far as possible.

Architectural details

Works of repair to external features such as original dormers and sentry-box porches, traditional boundary walls and decorative railings will be eligible works where these features contribute to the character of the Conservation Area.

The repair of reinstatement of traditional dormers and rooflights, particularly if on a principal elevation will qualify as eligible works. However new dormers and modern rooflights are not eligible works.

Repairs to cast or wrought iron, decorative railings and gates are eligible works and their reinstatement to the original design may also qualify as eligible works.

The repair or reinstatement of decorative timber barge boards and finials that form part of the character of the building may be eligible works.

Reference will be made to historical photographic evidence or comparative details on other buildings to ensure an authentic design is used in terms of size, pattern, detailing, colour and materials.

General Structural Repairs

The essential structural repair, conservation or strengthening of the existing structure in response to an ongoing defect are eligible works. In all cases the most conservative solution of structural repair is to be adopted and may require the submission of a structural survey by a qualified structural engineer.

Structural Timber or Timber Repairs

Appropriate repairs or replacement to timber frames, roof structures, beams, joists and other structural timber are eligible works. Detailed specification and/or drawings by a qualified structural engineer will need to be approved before any work commences.

Dry Rot/wet rot/wood boring insects/damp proofing and improved drainage

In certain exceptional circumstances, dry rot/wet rot, wood boring insect eradication, timber preservative treatment, damp proofing and improved drainage may be eligible works only if it is part of a larger scheme involving the repair of external items to which these works can be attributed. Proposals should be based on an analysis by an independent consultant.

Reinstatement after repair

General internal repairs are not eligible works. However, reinstatement of plaster or joinery removed to allow eligible structural repairs to

beams, joists etc will be eligible works. In such circumstances reinstatement should match the original.

Ancillary items

Some ancillary items such as scaffolding may be eligible works where they are necessary for the proper execution of the grant eligible works.

Professional fees

Expenditure on fees for qualified professional advisers is eligible for grant provided they belong to one of the recognised institutions; normally architects (but not architectural technicians) or Chartered Surveyors (members of the RICS) with an appropriate level of specialist experience. The involvement of professional advisers is encouraged. Full professional fees for architectural services are only eligible if the professional adviser inspects the work in progress and is responsible for its certification on completion.

Details of suitably qualified architects and surveyors experience in the repair of traditional buildings can be obtained from:

Royal Incorporation of Architects in Scotland (RIAS)
Phone: 0131 229 7545 / www.rias.org.uk

Royal Institution of Chartered Surveyors in Scotland
Phone: 0131 225 7078 / www.ricsfirms.com

In certain circumstances other suitably qualified professionals may be acceptable for projects requiring their expertise.

Non-Eligible

The following works are not grant eligible:

- Retrospective applications - Grant cannot be awarded for works that have already been undertaken
- Interior Works
- Normal routine maintenance and decoration
- Unsympathetic alterations, modern techniques and materials
- The installation of services, drainage or other earth works
- New buildings and extensions
- Demolitions

For further information, 'Eligible Works' are defined fully in Historic Environment Scotland's 'Advisory Standards of Repair Document which can be found at:

www.historic-scotland.gov.uk/grants-building-repair-advisory-standards.pdf

9 Conditions of Grant

Grants are discretionary and subject to the availability of funds and to the relative conservation benefits arising. The inclusion of a property within the Strathaven Conservation Area does not necessarily indicate that a grant will be awarded. All grants are subject to the following general conditions. The Council reserves the right to alter, amend or insert additional conditions where necessary.

1. The offer must be accepted, in writing, within four weeks, and the work completed, within nine months of the date of offer of grant unless an extension of time has been given, in writing, by the CARS officer
2. No grant related work can start before a signed acceptance, in writing, has been received by the Council.
3. Reasonable access to the property must be given to representatives of the Council or Historic Environment Scotland before, during and on completion of the works.
4. Work must be carried out to the satisfaction of the Council in accordance with the approved plans and specification. Any variations must be agreed in writing with the Council before any variation to the agreed works are undertaken.
5. Payment will only be made on the satisfactory completion of the work and following submission of final certificates or all relevant paid, receipted original invoices.
6. Grants will be adjusted downwards if the final eligible costs are less than those indicated in the original quotations.
7. The property shall, on completion of the grant aided works, be adequately maintained, consistent with the character and architectural detailing of the property.
8. The applicant shall advise the Council in writing of any intended sale or other disposal of the property or termination of a leasehold interest where this occurs within ten years of the payment of grant.
9. The Council reserves the right to require repayment of the grant if the property is sold or the lease terminated within ten years of payment of grant.
10. The Council reserves the right to reclaim the grant, or a proportion thereof, within a period of ten years if the grant-aided works to the building are inadequately maintained. Inadequate maintenance at any time in the future may also be taken into account should further heritage property grants become available through the Council or the Scottish Executive.
11. A grant offer will be subject to all necessary consents (Planning Permission, Listed Building Consent, Conservation Area Consent, Building Warrant and Advertisement Consent) being obtained by the applicant prior to commencement of the works. A grant offer will be subject to any necessary consents being obtained. Pre-application discussions regarding both consents and grants should be made early in the consideration of the proposed works. The requirements of these consents must be complied with and any conflict with the requirements of the grant must be immediately referred to the Council.
12. It is the responsibility of the applicant to ensure that the works are completed to his/her satisfaction. The Council cannot be held liable for any design or construction faults.

- 13.** When the application is on behalf of a Company or Community Group grants are awarded on the basis that it falls within the objects of the applicant's constitution and that the named signatory has the power to accept the grant subject to these conditions and the power to repay the grant if required.
- 14.** Following completion of the grant aided works the property is to be adequately insured in respect of all reasonable and relevant risks to enable repayment of the grant in the case of total loss, or reinstatement of the building in the case of partial loss.
- 15.** Special conditions may also be applied relating directly to methods, materials, detailing or techniques specific to the project. This might include a requirement to approve a sample area of harling or painting before the main work proceeds, the specification of lime mortar to be used or the approval of joinery cross-sections.
- 16.** Any inspection or comments on quotations, drawings, specifications or any other documents submitted in support of the grant application, and any inspection undertaken by a Council representative are made solely in connection with the Strathaven CARS. No other approval or authorisation is to be inferred.
- 17.** On acceptance of a grant you agree to participate in publicising Strathaven CARS.
- 18.** The signing of the grant contract by the named contact/applicant, the formal offer letter from the Council and the acceptance of that offer by the applicant, form the basis of a binding contract between the applicant and the Council.
- 19.** The Council reserves the right to withhold all, or part of the grant, if any of the conditions are not complied with.

10 Frequently asked questions

Q. Can I apply for improvement works inside my home?

A. No, CARS grant is only for external works to the physical fabric of the property.

Q. I want to apply for a small grant. How do I do this?

A. Once the fund opens (dates will be notified in advance to all eligible parties) you can register your interest in applying online at:-

www.slccommunitybenefitfunds.co.uk/Account/Login

Q. I want to apply for a shopfront grant. How do I do this?

A. The first phase of shopfront grants will be by invite only. This is due to the large number of shops within the CARS focus area and the limited funds available. Subject to available funding, the shopfront grants will have an open second phase of funding when anyone can apply. Further information on this will be circulated in due course.

Q. How much funding can I get?

A. Grant funding for eligible works of up to 80% is available.

Q. How long do I have to spend the grant?

A. Following approval, all grant monies must be fully expended within 9 months.

Q. Can I get the grant money in advance of the works being started?

A. No, grant monies can only be paid out retrospectively i.e. when the work has been completed and inspected by the CARS Officer.

Q. Do I need to employ an architect?

A. For projects with over £25,000 of grant monies, you must employ a conservation accredited Architect or Surveyor. For projects receiving less than £25,000 of grant monies, a conservation accredited architect or Surveyor may be needed depending upon the works being undertaken.

Q. Is the cost of employing an Architect or Surveyor covered by the grant?

A. The normal standard grant eligible percentage for fee costs is 16% of eligible works costs. In specific circumstances this may be higher but the overall fee level eligible for grant will not exceed 20% of eligible works cost e.g.

Works Costs £10,000

Maximum Architects fee for services rendered would be 16% or £1,600

Q. I stay outside the Conservation Area, can I apply?

A. Only properties within the eligible part of the conservation area can apply to Strathaven CARS at present.

Q. I'm not in a position to apply for grant funding just now but would be next year. Can I apply then?

A. Subject to available funding, yes. The Strathaven CARS will last until March 2021 and grants will be issued in phases. Details of times etc will be released in advance to all eligible parties.

11 Further Information

Historic Environment Grants: Advisory Standards of Repair

Historic Scotland sets out the basic standards of repair to be used in historic building repair grant schemes. Copies are available from the Historic Scotland website.

Traditional Shopfronts: A Short Guide for Shop Owners Historic Scotland

Hard copies are available from the CARS Office or can be downloaded from Historic Scotland's website.

Inform Guides, Historic Scotland

A range of guides on traditional building skills, including slate roof repair, lime mortar pointing, repair of ironwork etc. Copies are available to download from the Historic Scotland website.

Royal Incorporation of Architects in Scotland (RIAS)

Phone: 0131 229 7545 / www.rias.org.uk

Royal Institution of Chartered Surveyors in Scotland

Phone: 0131 225 7078 / www.ricsfirms.com

Conservation Area Appraisal (CAA) and Conservation Area Management Plan (CAMP)

www.southlanarkshire.gov.uk/strathaven_conservation

Other Useful Link:

Scottish Lime Centre

www.scotlime.org

Historic Environment Scotland

<https://www.historicenvironment.scot/about-us/what-we-do/conservation/>

Historic Environment Scotland Shopfront Guide

www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=138c876b-c3f0-4634-93f8-a591010308a2



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