

EAST RENFREWSHIRE COUNCILCABINET1 June 2023Report by Director of EnvironmentREGENERATION CAPITAL GRANT BID 2024/25**PURPOSE OF REPORT**

1. The purpose of this report is to seek approval from Cabinet on a funding bid to the Scottish Government's Regeneration Capital Grant Fund (RCGF) 2024/25 for the refurbishment of Robertson Street Business Units, Barrhead.

**RECOMMENDATIONS**

2. It is recommended that the Cabinet:
- a) Approve the bid submission to the Scottish Government's Regeneration Capital Grant Fund 2024/25; and
  - b) Note that further reports will be submitted to Cabinet providing an update on the progress of the RCGF bid.

**BACKGROUND**

3. The RCGF, delivered in partnership with COSLA and local government, supports locally developed place based regeneration projects that involve local communities. It is designed to help tackle inequalities and deliver inclusive growth in deprived, disadvantaged and fragile remote communities across Scotland. The programme is funded by the Scottish Government and it is open to applications from local councils and Clyde Gateway. Applicants can bid for grants from an available £25 million as part of a two-stage application process.

4. Applications for stage one are open for projects ready to be delivered during the 2024 to 2025 financial year. The closing date for applications is Wednesday 21 June 2023.

5. RCGF involves a competitive bidding process and all applications will be subject to scrutiny by an independent RCGF Investment Panel which will make final recommendations on projects to be funded. There will be a two-stage assessment. Eligible organisations must submit a summary of their project at Stage 1 of the process. Successful projects at this stage will then be invited by the panel to complete a full Stage 2 application (autumn 2023). It is expected that applicant organisations provide a significant amount of match-funding for their project proposals.

## REPORT

6. The proposed project, Robertson Street Business Hub, will refurbish 12 existing industrial units in Robertson Street, Barrhead and will provide efficient and affordable business space to new start and growth companies in East Renfrewshire. Two of the existing units will be converted to create two additional smaller units. Robertson Street Industrial Estate is situated a short distance from Barrhead Centre within a mixed residential and industrial area. Access to the estate is via narrow local streets. The subject is one of 12 industrial/workshop units constructed by the former Strathclyde Regional Council during the mid-1980s. The units were designed to provide basic industrial/workshop accommodation for businesses starting up in the area and aimed at generating local employment opportunities. The units are laid out in three terraces each comprising 4 units. Within each row there are three units extending to 44 sq.m (474 sq.ft.) or thereby and a single unit of approximately 87 sq.m (936 sq.ft.). A common service road and associated parking area provides access to the units from Robertson Street. The units are constructed with block work and brick walls to eaves height with a profiled double skinned metal sheet roof cladding resting on metal purlins. Each unit benefits from a toilet and wash hand basin and mains connections to the gas and electricity supply are available. The units have a vehicle access door to the front and a personnel/fire escape door to the rear. The units are 100% occupied as of May 2023. Please see annex 1 of the report for site location.

7. Consultations have taken place with the local community and business community including Business Gateway East Renfrewshire.

8. The site is located in area of high deprivation. However as it is close to public transport links, ease of access will be one of the key points in attracting businesses which will further enhance the regeneration of Barrhead.

9. The proposed works would include but not be limited to:

- re-roofing and re-rendering;
- upgrades to electrics and plumbing;
- new external façades;
- improved access and resurfaced car parking bays with 2 electric chargers and improved security and CCTV installation.

10. The current business units have an energy performance rating of E. The proposed works would give the refurbished premises a rating of C which will result in lower carbon emissions. The project will support the creation of two additional units for local businesses. It aims to provide increased employment opportunities for local residents, regenerate the local area by upgrading a prominent site within a town centre setting and encourage an entrepreneurial culture particularly for our young people.

11. The project will support the safeguarding of 30 jobs by improving the existing premises. In addition 15 construction jobs and 10 training places will be created 2210.1 sq. meters of business space will be upgraded/created and a 45% carbon reduction as result of environmental improvements. In terms of wider benefits, the project will also seek to link into and improve active and sustainable transport within the locale and wider Barrhead area, including EV infrastructure.

12. Total project costs are estimated at £800,000 with RCGF grant of £550,000 being requested and £250,000 being provided via the Economic Development's capital programme allocation. Figures provided have taken into expected inflation increases, a contingency of 15% and assuming an approximate site start of February 2024.

## **FINANCE AND EFFICIENCY**

13. £250,000 will be required from the Economic Development team's capital allocation in 2024/25 to provide match funding for the RCGF project proposal if the funding bid was successful.

## **CONSULTATION AND PARTNERSHIP WORKING**

14. Consultations have taken place with a range of key internal and external stakeholders in the development of the Local Action Plans and the RCGF proposal.

## **IMPLICATIONS OF THE PROPOSALS**

15. There are no staffing, property, legal, IT, Subsidy Control, equalities, sustainability and climate change implications associated with this report.

16. The RCGF bid will have a positive contribution to climate change in that the refurbished premises will provide more energy efficient business space to new start and growth businesses in East Renfrewshire.

## **CONCLUSIONS**

17. The proposed Robertson Street Business Hub will refurbish 12 existing business units in Robertson Street, Barrhead and will provide efficient and affordable business space to new start and growth companies in East Renfrewshire, as well as linking into improved active and sustainable transport plans for the area.

## **RECOMMENDATIONS**

18. It is recommended that the Cabinet:

- a) Approve the bid submission to the Scottish Government's Regeneration Capital Grant Fund 2024/25; and
- b) Note that further reports will be submitted to Cabinet providing an update on the progress of the RCGF bid.

Director of Environment

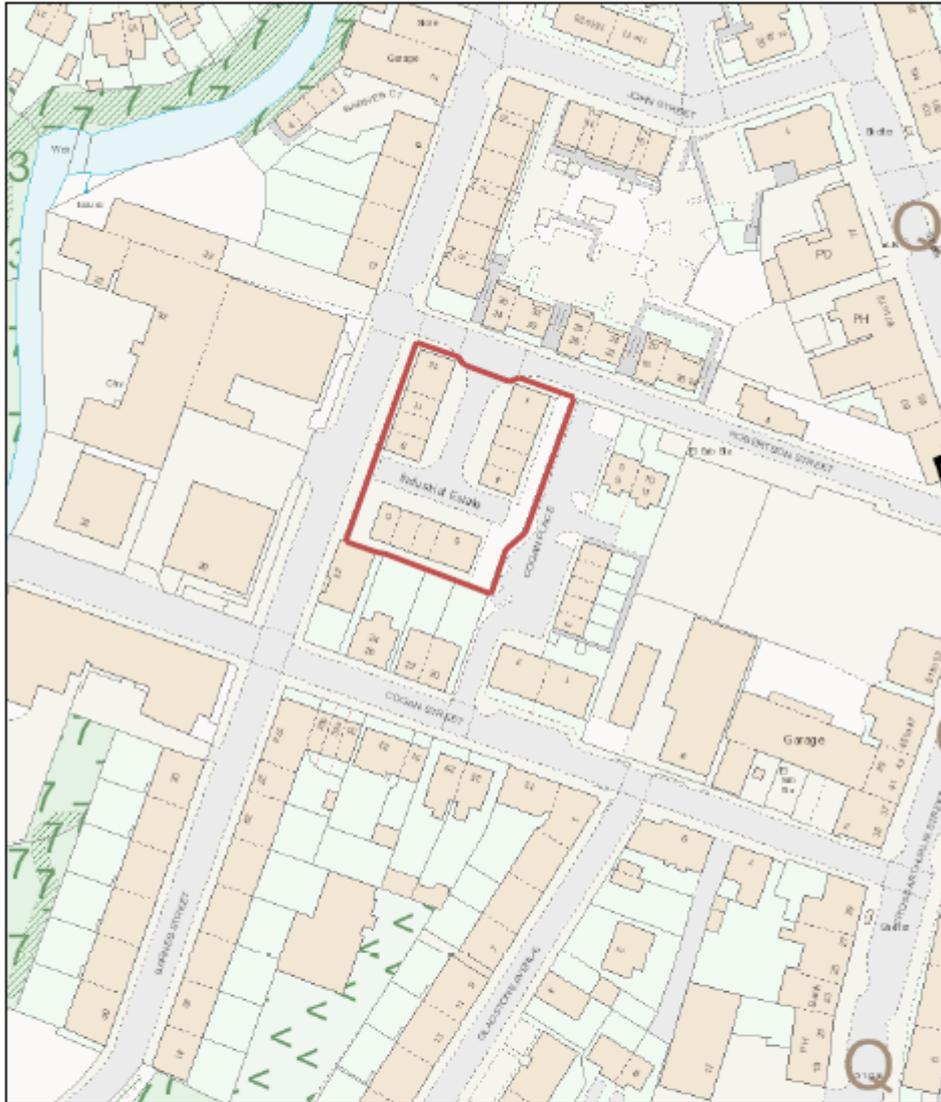
For further information contact: Michael McKernan, Economic Development Manager  
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May 2023

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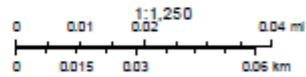
Annex 1 – Site Location

Robertson St Ind Estate



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□ East Renfrewshire Boundary



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