



COMHAIRLE NAN EILEAN SIAR

STORNOWAY CONSERVATION AREA TOWN CENTRE PAINTING GRANT SCHEME GUIDANCE NOTES

Stornoway is one of the principal Ports of Entry to the Outer Hebrides. A well maintained town creates a good impression on residents and visitors alike and as a result this scheme seeks to encourage property owners to maintain externally painted buildings in good order. This is especially important when major events are being hosted.

1 Purpose of the Scheme

The scheme is aimed at grant assisting the painting/repainting of whole façades of buildings rather than small individual elements. Special cases may be considered where a building is in such a poor state that it is considered to be detrimental to the overall street scene.

2 Where the Grant Applies

This scheme applies only within the Focus area of Stornoway Conservation Area as shown on the attached map.

3 What the Grant will cover

The grant will contribute to the cost of:

- The cost of surface preparation;
- The cost of scaffolding as appropriate;
- The cost of paint/painting materials;
- The cost of labour in painting (any additional building works will be excluded);
- The preservation of any existing painted signage which relate to the building or the business conducted therein;
- Professional fees.

4 What the Grant will not cover

The grant will not contribute to:

- Any internal painting works;
- Works of a temporary nature;
- Works which have benefited from the Scheme in the last 5 years.

5 Rate of grant

Grant will be paid up to 75% (to a maximum of £3,000) of the costs. Where more than one property is involved at any one time grant will be calculated for each individual address.

6 Essential Requirements

- Any proposed works must follow good conservation practice in accordance with standards set by Historic Environment Scotland. Historic Environment Scotland provides technical information on its [website](#) and many of the short publications can be [downloaded free](#). Where complex issues arise, potential applicants would be expected to engage the services of an architect, engineer, or surveyor who either have relevant experience and/or conservation accreditation.
- All necessary statutory consents normally required for the works have to be obtained before grant applications are considered. Evidence of the consents must be provided.
- All works will be expected to comply fully with Health & Safety requirements as set out in the C.D.M. Regulations 2015. In the event that such requirements are not adhered to, and give rise to public health and safety concerns, grant may be withdrawn.

7 Grant Applications

Grant applications must comprise of the following:

- A completed application form;
- Drawings and specifications;
- Plans/photos to sufficiently describe the proposals;
- At least TWO valid competitive quotes.

Applications are determined by the Director of Development; any decision will be final. The Comhairle will endeavour to make a full determination within 10 working days of receipt of a completed application.

Works shall not commence before a grant application is determined unless exceptional circumstances prevail. Where works contravene this requirement grant may be refused or withdrawn.

8 Conditions of Grant

- The grant shall only be used to meet the cost of the approved works, as detailed in the grant offer letter. Additions to, or variations from the approved list of works will require the prior approval of the Comhairle.
- The applicant will inform the relevant officer (see contact details below) as soon as works commence so that periodic inspections may be made.
- Grant is offered on the basis of submitted estimates. If the actual cost is lower, or the qualifying works are not all carried out, the amount of grant will be reduced proportionately.
- If the work to be grant aided has not been completed in 12 months of the formal offer of grant being made, the offer of grant will, unless there are exceptional circumstances, be withdrawn.
- Grant is payable on the Value Added Tax element of the cost of the works if the applicant is unable to reclaim the Value Added Tax.

9 Payment of Grant

On completion of the works the applicant is to forward receipted invoices for the full amount of the Eligible Works. The works will be inspected to check that they have been satisfactorily completed and photographs taken of the site for record purposes. Payment of grant is dependent on the prescribed works being fully completed to an acceptable standard.

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