

**KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME -**

**STEERING GROUP – 8 SEPTEMBER 2015**

**CARS PROJECT OFFICER'S REPORT**

**PRIORITY PROJECTS**

1 - 7 Roods

Grant works continue to progress on site. The unstable stone wall and chimney on the south facing gable have now been partially dismantled and re-built. The additional cost of this (around £1,000) has been taken from the contingency allowance included as part of the grant award so there is no need for any increase in the grant figure which has been awarded. Re-pointing works have largely been completed, working down from upper level and the contractor is currently waiting for the replacement stone for the rybats to arrive on site. The original building stone has been tested and replacement stone (Stoneraise Red Sandstone) extracted from Cragnock Quarry, near Penrith in Cumbria was found to be the best match for the local stone. Replacement windows are currently being manufactured from a joinery company in Perth. Having discussed the project with the appointed Conservation Architect, the works are being carried out to an acceptable conservation standard and are expected to be completed by the end of October. Grant payment of £23,251 in respect of the first valuation (capital works and professional fees) has been made. Second and third valuations for completed capital works, totalling approximately £13,000 is currently being progressed.

Warehouse/ Store, Ogilvy's Close

Planning application ref. 15/00533/FULL for the re-development of the former warehouse building is still currently on hold pending the outcome of the report from Education going up to the full Council meeting on the 10<sup>th</sup> September. Notwithstanding this however, the Agent has advised that they are still progressing meantime with the project. Their QS is currently preparing tender documents which will be issued by mid-September. Provided they are returned on time, he is hopeful that the grant application will be submitted for consideration at the 20<sup>th</sup> October meeting of the CARS Steering Group. Both the owner and Agent are aware that whilst the maximum £20,000 grant would be available for the proposed repairs to the façade at Hooks, grant funding for the priority project at the Warehouse will be wholly dependent on the conservation nature of the proposed works.

## **SMALL GRANTS SCHEME – GRANT UPDATE**

A new grant application for replacement windows in a flatted property at 44 Glengate has been submitted and forms the next Agenda item.

Following discussions at our last meeting in relation to grants awarded under the Small Grants Scheme and budget concerns, the attached table provides an up to date position statement. This confirms that 27 properties within the town centre have benefited from CARS grant assistance to date, to the sum of £692,791. Some £450,060 has been awarded in respect of Priority Projects and £242,731 under the Small Grants Scheme. To date, £291,511 has been paid out for priority projects and £61,359 under the Small Grants Scheme. Tenders for three separate grant applications are also currently being assessed by the Council's Quantity Surveyors for repair works to properties in Bank Street, the Free Baptist Church, the vacant Church Centre at 17 Bank Street and the upper floor flatted property at 13 Bank Street/ 1 Manse Lane. These applications will be presented at the October Steering Group meeting.

Works are due to begin on site this month for grants which have previously been awarded under the Small Grants Scheme. Scaffolding is due to be struck at Wilkie and Dundas's building at 28 Marywell Brae on 7 September. This involves comprehensive repairs to the two public elevations onto Kirkwynd and Marywell Brae. Next door at 26 Marywell Brae, roofing repairs are due to commence also in September. The contractor (R.S. Hill, Douglstown) has been appointed for McIntosh's Ironmongers in the Square and works are due to commence there imminently. Works are also programmed to start at 1A Kirkwynd/ 2 Bellies Brae, Bank Street and High Street as grant contracts have now been finalised however the timing of this will be dependent on the weather and availability of the appointed contractors.

In relation to forthcoming grant applications, as mentioned above, the Hooks grant application is expected to be submitted in time for the October meeting. No further update to Visocchis at the time of writing although the Agent was contacted after our last meeting and advised of timescales for grant funding. There is still interest in the Small Grants Scheme and following initial enquiries, a number of other grant applications are expected.

### **Public Realm Works**

An update on the Square project has been provided by Mike Loftus, as follows:

The main tender has now gone out for the Enhancement Scheme, which is due to be returned on 6th October 2015. The School has indicated that they are not able to travel out with Kirriemuir however those who have submitted quotes have confirmed that they are willing to come to Kirriemuir and carry out training from one of Parks premises if required. One updated quote to include travel has been received at the time of writing and the second should have been received by the time of the meeting. Once all quotes have been received, the lowest tenderer will be chosen.

## **Other Matters**

### Training Update

The invitation for five Training Providers to quote (ITQ) was published on the Public Contracts Scotland portal on Monday 17<sup>th</sup> August with a provisional contract start date of 1<sup>st</sup> October 2015. Quotations are to be returned by 31<sup>st</sup> August for evaluation. The contract award will be on the basis of the most economically advantageous tender, having regard to both price and quality.

### CARS legacy

Given that we are now half way through the five year project period, the CARS Steering Group are invited to give some consideration as to the type of legacy which should remain after Kirriemuir Conservation Area Regeneration Scheme is finalised in March 2018. This could take a number of different forms ranging from a photographic record of buildings/features/shopfronts etc. or building condition survey; identifying a historic tourist trail or promoting pedestrian linkages through the town centre or Conservation Area or even to encourage the establishment or re-forming of a community group such as a retailers or business association (which was identified as an issue for the future management of the Conservation Area in the initial CARS bid) in order to stimulate interest from the commercial sector. One of the main aims of CARS is to promote awareness of the built heritage in the town and to enable local people, as a result of public funding to focus on this asset, to realise what is important to the town and to enable ways to protect that asset in the future. Whilst Kirriemuir is fortunate in that it still retains many of the features which make up its character and appearance, there are still many buildings whose overall condition is in the early stages of decline. Early reversal through this significant public investment in the historic fabric of the Conservation Area, will greatly assist in the regeneration of the town.

An initial meeting is to be held later today (8 September) with the Project Officer, Senior Planning Officer and the Council's Community Engagement Officer to consider ways in which the CARS legacy can make a difference to the lives of local townspeople. An update from this meeting will be made at the next Steering Group meeting.