

KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME -

STEERING GROUP – 18 AUGUST 2015

CARS PROJECT OFFICER'S REPORT

PRIORITY PROJECTS

1 - 7 Roods

Grant works are still continuing on site after the contractor's summer break. Works are almost completed on the roof with the formation of the three dormers taking shape, new ridge pole installed and re-slating works to front and rear almost completed. Re-pointing works have largely been completed at upper level and the result is already a vast improvement in the building's appearance, even at this stage. The brick chimney and part of the gable wall have notably been dismantled to consider the options for re-building but at the time of writing, neither the contractor nor Agent has been in contact in regard to any additional re-building works requiring additional grant assistance. An interim payment has been made to date based on the first valuation of works carried out by the Applicant's QS. The second valuation of works completed has now been submitted for payment.

Warehouse/ Store, Ogilvy's Close

Planning application ref. 15/00533/FULL for the re-development of the former warehouse building is still pending consideration as it links in with the new build element proposed at the rear of Hooks and the two additional townhouses adjacent. Planning permission has not yet been approved (a one month extension has just been agreed with the developer) due to the likelihood of an education levy being imposed Angus-wide on any new residential development where local schools are nearing capacity. The Agent has confirmed his Client wishes to move promptly on with the project but even if/when planning permission is confirmed, the viability of the whole scheme may be in jeopardy depending on how much the developers contribution will be. Until planning permission is confirmed, the Agent has advised there is a limit as to how far the project can be taken 'at risk' and so costs still have to be finalised.

SMALL GRANTS SCHEME – GRANT UPDATE

In relation to forthcoming grant applications, a new application for funding at 3 Ogilvy's Close has been assessed and will be discussed under the next Agenda Item. In addition, a grant application for replacement windows at a flatted property in Glengate has also been submitted and is currently being assessed by the Council's QS. This will be presented to the Steering Group along with others which are expected by the next meeting at the beginning of September.

In discussion with the Agent for the Warehouse (as above), the Project Officer has also stressed that building repair works at Hooks in Bank Street are fairly crucial for the CARS

project and are not wholly dependent on planning permission being granted as listed building consent has already been approved for proposed repairs to the façade. The Agent intends to meet with his Client this week and hopes to start preparation of the grant application under the small grants scheme. In relation to Visocchi's, the Project Officer has been in touch with the Agent for an update on their grant application. Unfortunately his Client has been let down by two different contractors who were gathering prices to quote for the grant eligible repair works. He is still dealing with a third contractor to obtain quotes and fully intends to submit the grant application as soon as possible to ensure that grant monies remain allocated to this project.

Since our last meeting on 30 June 2015 when five new Small Grant applications were approved by the Steering Group, the Project Officer has been advised of the following:

19 SchoolWynd - update

A grant of £1576.51 was approved for the replacement of the existing uPVC entrance door with a traditional timber panelled door. The Agent for the Applicant has now confirmed that their Client wishes to withdraw from the grant process. No reason or any explanation was given for this although apologies were made by the Agent for any inconvenience caused.

42 Glengate - update

A grant of £17,008 was approved for comprehensive repairworks to 9no. original timber sash windows, replacement of the uPVC front entrance door with a traditional style timber door and overhauling/replacement of the guttering in cast iron on both public elevations on the building. The Applicant responded after the meeting with a number of concerns regarding the grant award and it was concluded that any paperwork be put on hold until the Applicant determined the works which he proposed to carry out. The grant awarded at the June meeting has not therefore been progressed. It is understood that he is arranging for a condition survey report to be carried out for the existing windows with the intention of submitting a revised grant application for replacement timber windows in due course.

In relation to other matters, grant aided repair works are expected to commence at 28 Marywell Brae (Wilkie and Dundas) around the end of August and will be co-ordinated with the road, footway and street lighting works also being carried out at Marywell Brae around the same time by Tayside Contracts on behalf of Angus Council. Now that the trades holidays are over, the Agents have confirmed that grant works are also expected to commence shortly at 22 – 24 High Street (McIntosh Ironmongers) in the Square.

Finally, Members of the CARS Steering Group will recall that the Priority Area boundary was reviewed and extended in August 2014 (Report dated 19 August 2014 refers). The Steering Group agreed at that time a further annual review would take place in August 2015 to consider any additional areas/ buildings for inclusion within the funding boundary. This matter will form a separate Agenda Item 6, for discussion.

SMALL GRANTS SCHEME – GRANT APPLICATION

3 Ogilvy's Close, Kirriemuir

A grant application for building repair works has been submitted by the owners of the above property and assessed by the Council's Quantity Surveyors.

The application relates to fairly comprehensive works to repair and upgrade the appearance of this substantial Category C listed building. The building dates from the late 19th century and comprises retail premises at ground level with residential accommodation at first floor and attic levels. The grant application relates to repairs to the uppermost residential part of the building which fronts onto Roods and extends to the rear onto Ogilvy's Close. It should be noted that the listing address is 9 and 11 Roods, given the frontage onto the main thoroughfare although the entrance is on Ogilvy's Close.

The three storeys are predominantly rubble stonework which has been over-pointed in cement. However the upper floor of the Roods elevation also has a painted ashlar façade which has been patched over the years and is in deteriorating condition. The grant eligible works comprise overall stone repairs including raking out the cement in the joints and re-pointing in a lime mortar, stone repairs around the window openings, chimneystacks and skewes; replacement leadwork and slating repairs; repair and overhaul of cast iron rainwater goods; repair and overhaul of 14 original sash windows, 1 large multi-paned fixed stairwell window and 2 original cast iron rooflights; joinery repairs and the overhaul and re-fixing of two decorative finials above the attic dormer windows. Re-painting works, scaffolding and VAT are all grant eligible items.



Given the poor condition of the painted façade onto Roods, prices have been included for the removal of the masonry paint which would significantly improve the appearance of main elevation. The building is very similar in form and appearance to nos. 19 and 21 Roods nearby which has a dressed stone façade at upper level. However, whilst this work would be eligible for grant assistance, it would require some preliminary works to prepare a sample panel in order to establish the extent of any cement repair work underneath and whether it would be desirable aesthetically to expose the ashlar stone finish. If the cement patching is

extensive, then leaving the paintwork and covering it with fresh paint would be the expedient option. Any such works to remove the paint finish would require formal planning/ listed building consent which should be in place before any grant funded works take place. Contractors pricing for this work have submitted a brief specification of methods which could be used to remove the paintwork from the stone façade with minimal impact on the listed status of the building. Provided the sample panel is of a minor scale, no formal permissions would be required but following this, should the Applicants wish to proceed with such works, planning and listed building consent would be required. At this time, such requirements are unknown and on this basis, the cost for the proposed removal of paint has been included as a grant eligible item.

Grant Assessment

This is a sizeable building which contributes to the enclosed backland character of Roods and Ogilvy's Close, both main pedestrian thoroughfares through the town centre. Although the physical fabric of the building is not in poor condition, general maintenance and access to carry out routine repair work proves difficult. The proposed re-pointing of the stonework, roof and window repairs in a traditional manner will upgrade the physical appearance of the listed building and reinstate the original finish on the three public elevations at front and rear. This building also adjoins the CARS Priority Project at nos. 1 – 7 Roods, where a concentration of funding will complement the comprehensive repair works which are currently on-going.

Two prices covering all grant eligible works have been submitted from main contractors as well as other prices for individual elements of the work (roof repairs and window repairs) but not solely for stonework repairs, therefore a full directly comparable price cannot be obtained. The Council's QS has based his assessment on the lowest main contractor's quote submitted from Ardlie Construction Ltd. and recommends that any grant award should be based on an eligible amount of £36,481.68 including VAT. No allowance has been included for contingencies or fees. Under the CARS Small Grants Scheme guidance, the maximum grant that can be awarded per property is £20,000 therefore in this instance, the grant awarded in respect of this property will be capped at £20,000.

Total Amount Grant Eligible Works: £36,481

% Grant: (roof repairs)	£5,571	at 50% =	£2,785.50
(all other works)	£30,910	at 85% =	<u>£26,273.50</u>
	TOTAL		£29,059.00 above limit for Small Grants

Maximum Grant Award = £20,000

Recommendation: APPROVAL subject to the following conditions:

- That the grant eligible works be carried out on a wholly like-for-like basis, using traditional methods and materials in a traditional manner;
- Prior to the commencement of any grant aided paint removal on the front elevation, the Applicant engages the Contractor to prepare a sample panel, the methodology for which should be agreed in advance with the Planning Authority and CARS Project Officer. Thereafter any works to be undertaken will be subject to the legislative requirements relating to listed buildings and conservation areas and may require formal planning permissions.

Public Realm Works

An update on the Square enhancement project will be presented under Agenda Item 6.

Other Matters

No other relevant matters.