

KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME -

STEERING GROUP – 24 MAY 2016

CARS PROJECT OFFICER'S REPORT

PRIORITY PROJECTS

1 - 7 Roods

Grant aided works are complete. No update.

Warehouse/ Store, Ogilvy's Close

The contractors Sidlaw Construction Ltd. have not returned to site.

Since the last Steering Group meeting, we have met and entered into discussions directly with the developer in order to move this issue forward. Whilst he appears to be keen to receive grant monies for the value of works completed to date at Hooks (part of the overall Warehouse/ Hooks development site), we are unable to release any grant monies until the Standard Security for Hooks is signed and returned. The document is currently with his Solicitor, the second charge over the property has been agreed and we await its return.

In recent correspondence, he makes it clear that he wants this project to succeed but he is also in the position where he requires funding to build the development which is why the lender needs first charge over the security until the new build portion of the development is sold.

SMALL GRANTS SCHEME – GRANT UPDATE

No new grant applications have been received.

Grant aided repair works are almost complete at the Day Care Centre in High Street, 3 Ogilvy's Close, 25 and 26 Marywell Brae. Grant aided projects have recently commenced at 1 St. Colme's Close (stonework repairs), 13 Bank Street and 19 Bank Street (stonework repairs) and 14 St. Malcolm's Wynd (re-roofing works) with updated start dates for grant projects at 4 Tannage Brae (window repairs) being June/ July and 44 Glengate (replacement windows) being August 2016 and at 88 degrees, 17 High Street (sunblind) in August. Signed offers have recently been returned from owners at 5B and 6B Ogilvy Arms, High Street, Visocchis, 37 High Street (albeit not dated) and 5 Brechin Road. Grant offers still outstanding are 1 Manse Close (overdue/ not sure if works are to proceed?), Church 10 Bank Street (overdue/ delay in contract being signed), 46A and 46C High Street (due back 20 May) and 41 High Street (contract currently being prepared).

As per the minutes of the 26 April 2016 meeting, the attached Appendix provides an update on the status of all Small Grants and Priority projects awarded by the CARS Steering Group.

Grant contracts for top-up grants at Hooks and Bellies Brae/ Kirkwynd approved at the last CARS meeting have been sent out, signed and returned. It is understood that the former Church Centre building at 17 Bank Street is now under offer and is to be re-developed into 2 separate townhouses for rent. Once the change in ownership is confirmed, a transfer of grant monies will be requested from the Steering Group in order to complete the grant eligible works. Funds generated from the sale of the building will contribute to the restoration works at the Church opposite at 10 Bank Street.

Public Realm Works

The Square (KM Update)

Works were substantially completed by the agreed deadline of 22 April however a small section of work to repair and replace paving had to be put on hold due to scaffolding in situ for another project. A small number of paving slabs were not repaired/ replaced as expected. This issue will be rectified when the above paving work takes place. The tree guard and planters are now ready for delivery to site and will be installed as soon as possible.

Following an enquiry regarding the origin of the quote around the Peter Pan statue it was brought to our attention that the quote could not be directly linked to J M Barrie as originally thought. It has been agreed that the slabs will be replaced with a valid quote. A cost for replacement is being finalised.

The designer has been liaising with The Townhouse Museum, a member of the local community, the Peter Pan Director of Great Ormond Street Hospital Children's Charity (GOSHCC) and The National Trust for Scotland on behalf of Barrie's Birthplace.

The proposed quote, which has been suggested below, has been circulated to the above parties who have raised no issue:

"Come on! We'll fly"....."I'll teach you how to jump on the wind's back and then away we go"

This is taken from the book Peter and Wendy, Chapter 3 and also the play Peter Pan, Act I. It is however the opening and ending of this section of the transcript of the play but was felt that it gives excitement and interest.

PETER: COME ON! WE'LL FLY...

WENDY: Fly? You can fly!

PETER: Wendy, come with me.

WENDY: Oh dear, I mustn't. Think of mother. Besides, I can't fly.

PETER: I'll teach you.

WENDY: How lovely to fly!

PETER: I'LL TEACH YOU TO HOW TO JUMP ON THE WIND'S BACK AND THEN AWAY WE GO.

The other possible quotes are -

- *"Do you believe in fairies? Say quick that you believe! If you believe clap your hands!"* Source: Peter Pan Act IV

- *“You just think lovely wonderful thoughts and they lift you up in the air.”*
Source: Peter Pan, Act I/ Peter and Wendy, Chapter 3.

The Steering Group is requested to make the decision as to which quote to progress with. It is hoped that the works could be completed within approximately 3 weeks of confirmation to proceed.

Other Matters

Training Update

The third seminar/workshop in the Training Programme on Stone Decay and its Repair took place on Tuesday 10 May at the Church Hall in Bank Street, Kirriemuir. This seminar was particularly well attended (18 delegates) by building professionals from Angus Council (Property Services and Building Standards), a number of interested homeowners and one of the main contractors involved in the CARS project in attendance. The morning presentation by Bill Revie, a renowned Building Pathologist was fairly technical however the afternoon workshop from Stonemason Andrew Bradley provided an informative practical demonstration of splitting and dressing stone from Hazeldean Quarry in Northumberland. Feedback from all delegates on the day was very positive.

The next training day is on Tuesday 7 June for Render, Harling and External Paints on Traditional Buildings. We are also pleased to accept the offer of an expanse of stone walling which needs to be re-pointed at a property near Oathlaw as a venue for the Lime Pointing course/ workshop on 21 June 2016. A maximum of 10 delegates can be accommodated for the day's hands-on training and this number has already been achieved with a waiting list for any cancellations etc.

There is still considerable interest in the Training Programme particularly up to the summer months with places booked for every session/date so far. The number of Council Officers taking up opportunities for free training in traditional building skills with CPD accreditation could however be improved, given the interest expressed by individual members of staff so far.

