

KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME -

STEERING GROUP - 26 MAY 2015

Funding Options – Small Grants

1.0 Introduction

- 1.1 This paper has been produced to assist in considering options for the remainder of the grant funding which is available for small grants as part of Kirriemuir Conservation Area Regeneration Scheme. The surge in application interest has resulted in an increased pressure on the budget available.

2.0 Current Position

- 2.1 The CARS Steering Group, at their meeting of 28 April 2015 agreed to put a temporary hold on consideration of any further applications for funding.
- 2.2 Grant funding of 85% of the eligible cost up to a maximum of £20,000 may be available to fund works including:
- repairs to/or reinstatement of traditional shop frontages
 - repairs to/overhauling of traditional timber sash windows or the replacement of inappropriate windows in Category C listed or unlisted buildings only
 - repairs to existing stonework including reinstatement of architectural detailing, repointing and rendering using traditional methods and materials
 - repairs to or reinstatement of traditional cast iron gutters, downpipes, hoppers and brackets
 - comprehensive re-roofing in traditional materials incl. the repair or renewal of leadwork
 - repairs to eroded stonework, repointing and reinstatement of chimney pots
 - repairs to/ reinstatement of historic or architectural detailing for example, decorative ironwork or leadwork, stained glass, traditional doors and gates
 - scaffolding, professional fees and VAT (if not recoverable)
- 2.3 Works which are not eligible for grant assistance include:
- internal works
 - normal routine maintenance and decoration

- new alterations, extensions or demolition
- inappropriate modern techniques or materials
- installation of services, drainage or other earth works
- works solely to comply with the Disability Discrimination Act (2005)
- works that have already been undertaken

		Income/(Expenditure) (£)	Total Remaining (£)
Original Small Grant Allocation	-	212,500	212,500
Committed	Paid to date	(45,730)	166,770
Committed	Grant awards to date	(126,703)	40,067
Committed	Pending grant to date as per Steering Group 24 March 2015	(20,000)	20,067
Additional Funding Source	Public realm and training re- allocation as per Steering Group meeting of 28 April 2015	70,000	90,067
CURRENT AGREED POSITION			£90,067

2.4 It should be noted by the Steering Group that the Project Officer to date has noted interest/enquiries from a number of owners who are at various stages of application processes (see item 5 CARS Project Officer's Report). Although many do not have definitive costs for works to date it is likely that those currently awaiting planning approval or noted as expected/pending applications could seek in the region of £85,000. This is only an indicative cost at this time. This does not include those who have made only very initial tentative enquiries or other buildings which are considered as possible key targets for funding.

3.0 Options

- 3.1 The below sets out a number of options for consideration regarding future grant allocations. The Steering Group is reminded that small grants scheme provides funding to property owners or tenants to restore traditional frontages and other external repair works to buildings.
- 3.2 **Option 1. Do Nothing.** By retaining the status quo there is a limited number of potential grants available of which four maximum grant allocations could see only £10,000 left in the small grants scheme.
- 3.3 **Option 2. Transfer of Budget.** The offer of grant for the Airlie Arms priority project has been refused and the owner intends to undertake the works themselves. This will still see the building brought back into use and the building saved from vacancy and further deterioration. The small grant scheme budget could be increased by £102,000 by transferring the sum which had been set aside for The Airlie Arms. This would produce a small grants budget of **£192,067**.
- 3.4 **Option 3. Reduce Grant Award Percentage.** The current grant award is 85% of eligible works up to a maximum of £20,000. This is an attractive grant offer but is higher than a number of other schemes in other areas. Other schemes vary but include a 50% grant award in Elgin and a sliding scale percentage award in Keith depending on the works being undertaken. Should the Steering Group wish to award a sliding scale percentage then this would require further investigation by the CARS Officer.
- 3.5 **Option 4. Reduce Maximum Grant Award.** The current grant award maximum is £20,000 of which a small number have reached full grant award. The current potential applications contains a mix of grant types of which only a handful will likely see maximum grant award required.
- 3.6 **Option 5. Amend Eligible Works.** The Steering Group may wish to consider removing certain aspects of eligible works to ensure that the maximum benefit is given to the wider streetscape. Again as per option three this would require some further investigation by the CARS Officer.

4.0 Conclusion

- 4.1 A number of options are available to the Steering Group either as individual options or a combination of any number. All of the above options provide an element of risk regarding spend however the project is only into the beginning of Year 3 and in effect there are still two years in which works can be undertaken. The programme of works undertaken to date has been popular and this is further demonstrated by the continued interest in the CARS scheme.