

SMALL GRANTS SCHEME UPDATE

Appendix 1 provides an update on the progress and financial position regarding grant assisted projects.

To date, 2 out of 4 Priority Projects have been completed (1 Grant award declined). Grant monies totalling £348,060 have been paid to date.

Under the Small Grants Scheme, grant assistance has been awarded to 41 properties within the priority town centre boundary of the Conservation Area. Out of a total of 42 applications, one grant application was deferred at 26 Roods and three grant awards are not progressing (19 Schoolwynd, 42 Glengate and 88 Degrees, 17 High Street). Of the remaining 38 buildings which have received grant assistance, 23 grant projects are now complete, 8 are currently in progress and 7 are yet to commence. Of the latter, the current position is as follows (as of 1 August 2016) –

44 Glengate – awarded £6,927 (8/9/2015). The grant applicants have confirmed that they still wish to go ahead with the grant aided replacement sash windows and have scheduled with the joinery/ window manufacturer a start date of mid-August 2016;

Visocchi's, High Street – awarded £14,793 (20/10/2015). The applicant/partner in the business has intimated that the replacement window frames are currently in the process of being manufactured by a local joinery company (mid-July), although they may require a slight amendment to the design. No firm timescale for completion of the grant eligible works as yet (expected Autumn 2016).

Ogilvy Arms, Flats 5B and 6B – awarded £40,000 total (20/10/2015). The Agent has confirmed that the applicant/ developer still intends to complete the works before end of March 2017 but has to clarify matters relating to the title deeds first.

1 Manse Close – awarded £9,156 (20/10/2015). The formal offer of grant award has not, to date, been signed by the Applicants. After much deliberation, the Agent has finally confirmed that alternative estimates are being sought for the necessary works which would be within his Client's budget. The grant offer is expected to be signed and returned within the next week. Despite the delay, given the stone repair works completed at the retail premises below at 13 Bank Street, it would be beneficial for this grant project to continue in order to complete the overall repair and enhancement works to this B listed building.

Church Centre, 17 Bank Street – awarded £11,590 (20/10/2015). The building is currently in the process of being sold by the Church to a private developer and will change ownership on 12 September. Whilst the grant offer has already been signed by the Church and returned, a new offer and a revised Standard Security will need to be prepared in the name of the new owner. A pre-application planning enquiry has been submitted and it is understood that a formal application will be forthcoming for conversion to two townhouses. The new owner is however still intending to carry out the grant aided repairs. The Church has advised the purchaser of the required completion date by end March 2017. No revised grant application has yet been submitted.

Church, 10 Bank Street – awarded £10,657 (20/10/2015). Funds generated from the sale of the above building will contribute towards the restoration works at the Church. A start date of September/October is being aimed for.

The attached Appendix also provides an indication of the current position regarding grant funds, as of 1 August 2016. On the basis of the grant monies spent to date and other grant monies committed, there is a small surplus of £6,703. This figure may be increased depending on the progress of other grant projects committed to date.

Enquiries for potential grant funding still continue to be received. Two property owners within the priority town centre area have submitted quotes for grant eligible works –

24 Bank Street - Repairs to/refurbishment of 3no. timber sash and case windows - Estimated price of £1,325.21 incl. VAT (anticipated grant award of £1,126);

3 Croft Terrace – Repairs to/re-slating of roof covering including scaffolding – Lowest estimated price of £6,035.65 (anticipated grant award of £3,018);

Other enquiries have also recently been received from property owners outwith the Priority area at 72 Roods (sash window repairs and re-pointing of stonework on front elevation) and 61 Roods (roof repairs and rainwater goods repair). The Steering Group will also recall an original grant application from the owner at 26 Roods in December 2013 who applied for a CARS grant for roof repairs but whose application was deferred given the Group's preference for grant applications within the town centre priority area.

It is requested that the Steering Group give consideration to potentially assisting any of these grant enquiries with current available funding and if so, confirm whether formal grant applications may be requested from the various property owners.

For the information of the Group, our Planning Enforcement Officers have advised that a Planning Contravention Notice has been served on the owners of the property at 38 Glengate, in relation to unauthorised replacement windows on a listed building. In addition, the Agent for 1 Manse Close, also subject of enforcement action has confirmed that the chimney at the rear of the building which was demolished without any formal consent, will be rebuilt.

Public Realm Works

Works are substantially complete with the exception of the remaining slabs which are to be replaced, the replacement engraved granite slabs and the radial cut slabs. To date, the total cost of the landscaping works (inclusive of the above) are £92,141.81 of which –

£12,248 for Professional Fees (Angus Council Landscape Services);

£4,990 for Stone Carving Works (Andrew McFetters + £1,300 from Training budget);

£62,765 for Contractual Works (T&N Gilmartin Ltd.);

+ £2,832 additional costs for Electric Box (£2,532) & Art/Design work for Tree Guard (£300)

+ £9,307 additional costs for replacement paving slabs

Given the initial £100,000 budget allocated for the landscaping and enhancement of The Square, this leaves a surplus of £7,858. The Steering Group may wish to give consideration to utilising the surplus funds in relation to the next Agenda item.

Other Matters

Training Update

The early part of this year's Training Programme has now been completed, culminating in a very successful hands-on training day at Oathlaw Pottery (by kind permission of Mr Ian Kinnear) in Lime Pointing on 21 June 2016. To date, some 69 people have benefitted from the CARS Training programme in Traditional Building Skills, either having attended the courses so far or having booked places for the remaining Autumn sessions.

Rural Parliament Visit

In regard to the above event in October, the Events Coordinator for the Scottish Rural Network is to visit the town to view the CARS project in particular on 10 August, meeting with the Project Officer in order to begin their promotion work and gather some material for the visits section. An update of the discussion will be given at the Steering Group meeting.