

ITEM 6

KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME

STEERING GROUP – 7 FEBRUARY 2017

SMALL GRANT APPLICATIONS

Gairie Inn, Schoolwynd, Kirriemuir

A grant application for the above property has been submitted and assessed by the Council's Quantity Surveyors.

The premises in Schoolwynd, subject of the grant application comprises a long established Public House on the ground floor with owner's residential accommodation above. These are contained within two adjoining traditional sandstone buildings on the eastern side of the street. The northmost part of the building (nos. 1 – 5 Schoolwynd) is statutory listed Category C in its own right. The adjoining section with a splayed corner onto Marywell Brae is considered as a curtilage listing but both are within the priority town centre area, in respect of grant funding and are within the boundary of the Conservation Area. The Applicants recently purchased the business in late 2016 and have commenced an extensive programme of repair and upgrading works to both their own accommodation and the licensed premises.



The proposed grant works involve repairs to and upgrading of the timber windows on the front/ public elevations of the building. This involves fairly minor repairs to the 15 original

timber sash windows and 2 fixed frame display windows by replacing cills, fitting new parting beads, ropes, weights and pulley wheels where required and re-painting the exterior of the frames. The new owners are aware of the poorly executed masonry repairs which have previously been carried out to the exterior, particularly the stonework at the southernmost public elevation of the building which would also be grant eligible to repair but they require at present to prioritise their refurbishment programme.

The estimates submitted by the Applicant varied significantly for the grant eligible works however the Council's QS considers that the lowest quote from David Petrie Joiners Ltd. appears reasonable value given the extent of works to be undertaken and recommends that any grant award should be based on an eligible total amount of £4,820 excluding VAT which is reclaimable by the Applicant.

Total Amount: Grant Eligible Works: £4,820

Grant Award at 85% = £4,097

Recommendation: APPROVAL subject to the following conditions:

- That the grant eligible works be carried out on a wholly like for like basis using traditional materials in a traditional manner;
- That the grant eligible works be completed and grant award claimed by no later than 31st March 2017.

17 Bank Street, Kirriemuir (REVISED)

Members will recall the offer of grant assistance towards various stone and roof repairs to the above property in October 2015. A grant award of £12,185 was made to the Applicants (Free Baptist Church Kirriemuir) in respect of grant eligible works to the two public elevations of the Category B listed building amounting to £15,580. The Applicants were also awarded grant funding of £13,486 towards similar stone and roof repairs to the Baptist Church opposite at 10 Bank Street. Grant eligible works have not as yet commenced at either property.

The current position is that the former Church Centre premises is now vacant and surplus to the Church's requirements. The property was marketed for sale last year and is currently being purchased by a developer with a view to converting this extensive building into two townhouses. The prospective owner is keen to carry out the grant eligible works before the end of March deadline and has submitted a revised grant application in his company's name with a revised quote from the preferred contractor (the previous lowest quoted contractor is not able to carry out the work within the required timescale). The revised quote includes a more comprehensive inspection of the roof of the building than previously which has increased the submitted costs although the anticipated cost of all other works remains the same.

The Council's QS has assessed the revised costs submitted and has noted that the most significant change in the cost of the works is the more extensive work being carried out on the roof following a more detailed inspection by the contractor. Although the cost of the rest of the work looks reasonable, it is higher than the original lowest quote but part of this is due to the increased scope of the works, for example there is now 13m² of repointing works to the front elevation in comparison with the original area of 5m². Contingencies have been allowed for and professional fees have been included however no VAT has been included as the Applicant has indicated that VAT is recoverable. It is recommended that any grant award be based on an eligible amount of £32,265.

It will be noted that a considerable amount of time has lapsed from the original grant award documents dated February 2016 however there have been fairly complex discussions involving Legal Services, the original Applicants and their governing body FIEC as Holding Trustees during this time. Once this legal process to transfer responsibility to the local Trustees was finalised the grant offer was issued and accepted by the Church. Ultimately however, the works to carry out essential repairs to the Church building could only be financed by the sale of the former Church Centre building.

Given that the sale of the building is proceeding and that the sale funds are necessary to carry out other grant eligible works, it is recommended that the previous grant award be rescinded /amended and increased to take account of the additional works necessary to this important listed building. The offer of grant will not be made however until legal confirmation of the new owner is provided and again all parties are aware of the deadline for works to be completed and claimed for by the end of March.

Total Amount Grant Eligible Works: £32,265

Grant Award at 50% of £17,765 (roof repairs) and 85% of £14,500 (other works and professional fees) = £21,207 above maximum grant award

⇒ TOTAL GRANT £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 materials in a traditional manner;
- That the grant eligible works be completed and grant award claimed by no later than 31st March 2017.

6 Glengate, Kirriemuir

A grant application for the above property has been submitted and assessed by the Council's Quantity Surveyors.

The property lies immediately to the left (south) side on entering Glengate from High Street and comprises of a traditional two storey stone building with attic space. The ground floor, formerly in commercial use has been converted to residential and is in separate ownership. The first floor and attic space, owned by the Applicant is in residential use however the external face of the upper part of the building has been subject to poorly executed repair works in the past, particularly cementitious mortar which has been used for repointing works. This early 19th century building is Category C listed but appears neglected and abandoned at a prominent position on one of the main thoroughfares through the town centre.

The Applicant, who runs an architectural practice is planning to redevelop the upper part of the building by reconfiguring the living accommodation to convert into two 2 bed roomed flats. Planning permission (ref. 16/00556/FULL) and Listed Building Consent (ref. 16/00555/LBC) applications were approved in October 2016. Externally, the conversion involves alterations to the 3 existing and installation of 2 new rooflights, the repair or replacement of all sash and case windows and installation of 2 short sections of SVP/downpipes.



The proposed external works which would be eligible for grant assistance would extend to: 1) the repair of 4 timber sash windows on the first floor and 3 timber sash windows on the attic dormer facing onto Glengate; 2) stonework repointing and chimney repairs to the first floor street facing elevation and side return, chimney stack and skews on the eastmost gable and westmost chimney stack: 3) like-for-like replacement and painting of the cast iron gutter

and downpipe on the front elevation; and 4) replacement leadwork and re-slating works to the roof. The proposed alterations to enlarge and install new replacement rooflights would not be grant eligible works.

A number of estimates were submitted by the Applicant for the grant eligible works however the Council's QS considers that the lowest quote amounting to £34,188 (exc VAT) still appears high for the works described (this may however be partly due to the limitations of access due to restricted road width at the corner point of the building). However, the QS assessment of the eligible amount at £29,500 inclusive of VAT would still be well in excess of the maximum eligible amount.

Total Amount Grant Eligible Works: £29,500

Grant Award at 50% and 85% = £24,340 above maximum grant award

⇒ **TOTAL GRANT £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 materials in a traditional manner;
- That the grant eligible works be carried out wholly in accordance with approved Planning Permission ref: 16/00556/FULL and Listed Building Consent ref: 16/00555/LBC;
- That the grant eligible works be completed and grant award claimed by no later than 31st March 2017.