

**KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME
STEERING GROUP - 18 NOVEMBER 2014**

**SMALL GRANT SCHEME - GRANT APPLICATION
22 - 24 HIGH STREET, KIRRIEMUIR**

A grant application for CARS funding under the Small Grants Scheme has been submitted for the consideration of the Steering Group.

The application relates to works to repair and restore the appearance of this prominent Category C listed building, located in the Square. Dating from the late 18th century, the property referred to as no. 22 High Street actually comprises two separate buildings, a three storey corner building to Bank Street and a two storey building facing onto the Square, both however accommodating retail use on the ground floor and storage on the upper floors. The building has a prominent frontage within the town centre but for a number of years has displayed a neglected and dilapidated appearance particularly on the Bank Street elevation.

The Applicant/ owner of the premises has engaged a firm of accredited Conservation Architects (Bell Ingram Design Ltd., Forfar) to submit the application for CARS funding. The external works proposed under this grant application include stonework repairs and re-pointing works at roof level to the chimneys and skews, and to the stone gable elevation where required using lime mortar; upper floor window repairs and refurbishment; replacement cast iron rainwater goods; and re-painting of the Bank Street elevation (colour to match existing), windows and rainwater goods. It should be noted that replacement leadwork and repairs to the existing timber fascia sign are not included in the current application.

Given that the proposed works are considered to be repairs rather than wholly new works to the listed building, no formal planning permissions are required for the grant eligible items. Some other minor works such as the use of Lithomex for stonework repairs are proposed which would not be considered eligible for grant assistance. These works would also require formal Listed Building Consent and as such, the Applicant's Agent has been advised accordingly.

Three tender returns which were received varied quite considerably and have been assessed by the Council's Quantity Surveyors. The project contains some elements of non-grant eligible works and a price breakdown based on the lowest tender has excluded these for grant submission purposes. The contract is expected to start in mid-April for a period of approximately 6 weeks.

The Grant Eligible Works include:

- Preliminaries and Provisional Sums;
- Builder Work - stonework repairs and re-pointing to High Street elevation, chimneyheads, coping, replacement fillets and window openings;
- Carpenter Work - repairs to and refurbishment of 12no. timber sash windows on both upper floor public elevations;
- Plumber Work - replacement cast iron rainwater goods to both public elevations;
- Painterwork - surface finishes to windows, corner door and side panels and masonry on Bank Street elevation;
- Professional Fees

Note: VAT is reclaimable by the Applicant and is not included as a grant eligible item.

Grant Assessment

The building lies in a prominent position on the main thoroughfare through the town centre. The Bank Street elevation in particular is currently in a dilapidated condition which detracts from the appearance of the surrounding streetscene and the Conservation Area in particular. Repair works are urgently required in order to prevent any further deterioration to the historic building fabric and the current grant application is therefore to be welcomed. It should be noted however that the proposed grant eligible works relate primarily to the upper floors of the building and do not include works which could be eligible to renovate the shop frontage. In particular, the overly deep fascia signage installed many years ago detracts from the traditional appearance and proportioning of the floor levels in the building. CARS funding could be made available to replace the current fascia signage with a more appropriate, smaller sign which would be more in proportion with the dimensions of the building. Despite the extent of works which are proposed, and the inclusion of professional fees, the grant eligible works do not achieve the maximum grant of £20,000, which could be awarded for this project.

Notwithstanding this, the Applicant has indicated through his Agent that he is keen to apply for a second grant to enable the complete restoration of the signage and associated leadwork on the shop frontage. Under a second phase of works, it is proposed to replace the existing timber fascia sign and to repair and re-paint the shop front windows and entrance doorway.

Under the CARS Small Grants Scheme guidance, the maximum grant per property is £20,000 and clearly a second phase of works could potentially exceed the maximum being allocated to this building. In this instance, Members are reminded that the proposed works cover two public elevations of the building which, on any other property would be eligible for up to £20,000 being awarded for one public elevation. In effect, two public elevations are being treated for the same grant maximum as one elevation. In view of the Applicant's intention to carry out a second phase of work to complete the restoration of the public faces of this prominent building, Members may be asked to consider a second grant application however, under the Scheme guidance any grant awarded should be capped at a total of £20,000. Any such work would also require planning permission and listed building consent approvals which would have a time and cost implication for the Applicant.

In terms of the current application, the costs submitted for the repair works amount to some £14,958.10 (incl. 20.6% for preliminaries), adding in a contingency fee of 7% and a set-amount professional fee, this amounts to a total £18,155.17 of grant eligible works. No allowance has been made for VAT as the Applicant has stated that VAT would be recoverable.

Based on the information submitted and further discussions, the Council's Quantity Surveyor recommends that any grant award should be based on an eligible amount of £18,155.

Total Amount Grant Eligible Works: £18,155

Grant Award at 85% = £15,432

Recommendation: APPROVAL subject to the following:-

- That the grant eligible works be carried out on a wholly like-for-like basis, and in accordance with the submitted Description of Works and NBS documents.