

ANGUS COUNCIL

MINUTE of MEETING of the **KIRRIEMUIR CONSERVATION AREA REGENERATION SCHEME (CARS) STEERING GROUP** held in the Upper Gallery, Gateway to the Glens Museum, 32 High Street, Kirriemuir on Tuesday 24 March 2015 at 9.15 am.

Present: Councillors IAIN GAUL, JEANETTE GAUL and RONNIE PROCTOR MBE.

Non Councillor Members of the Group: PAUL FRETWELL and CATHY STEPHENSON.

Officers in Attendance: KIRSTY MACARI (Senior Planning Officer - Environment and Development Plan), KAREN WEST (CARS Project Officer) and LAURA STEWART (Committee Assistant).

1. CHAIR OF THE MEETING

In accordance with the constitution of the Steering Group, the chair rotating between elected members, Councillor Iain Gaul chaired the meeting.

2. APOLOGIES

An apology for absence was intimated on behalf of Derek Marshall (non Councillor member of the Group).

3. DECLARATIONS OF INTEREST

There were no declarations of interest made.

4. MINUTE OF PREVIOUS MEETING

The minute of meeting of the Steering Group of 24 February 2015 was submitted and approved as a correct record subject to the following amendment:-

- With reference to Article 6(i) of the minute of previous meeting, in relation to Airlie Arms Hotel, the minute was amended to indicate that the Steering Group, were not agreeable to further funding being provided from the Kirriemuir CARS budget but were agreeable to the possibility of external funding being explored.

5. CARS PROJECT OFFICERS REPORT

With reference to Article 6 of the minute of previous meeting, there was submitted a Report by the CARS Project Officer summarising progress in relation to the following priority projects:-

- **1-7 Roods**

The Project Officer advised the Steering Group that internal works were still ongoing at the property but it was unlikely that external works would commence until the weather conditions had improved sufficiently to enable stonework repairs to be carried out.

- **Warehouse/Store, Ogilvy's Close**

The Steering Group noted that no further progress had been made with the developer or agent for this project since the Council had responded to the pre-application enquiry. The Project Officer indicated that the building remained in a dangerous condition and that Building Standards were currently monitoring the situation.

- **Former Airlie Arms, St Malcolm's Wynd**

The Project Officer advised members of the Steering Group that the grant application for this priority project had now been re-submitted with revised estimates for the grant eligible works and sought the approval of the Steering Group for the late Report to be considered at this meeting.

Following discussion, the Steering Group agreed to consider the late Report under the next agenda item.

- **Small Grants Scheme**

The Project Officer indicated that a number of small grant applications had recently been submitted for the consideration of the Steering Group but unfortunately a number of these had been returned to the agents due to inaccuracies with the drawings or specification of works, however, a number of applications had been progressed and were detailed under the next agenda item.

The Steering Group noted that, in addition, a number of planning/listed building consent applications were currently being assessed by the Planning Officer for repair works to buildings in Reform Street and Bank Street, with a view to submitting grant applications under the Small Grants Scheme when permissions were granted. One significant application for a replacement shop front and façade enhancement was also pending for Visocchi's at 37 High Street.

The Project Officer indicated that the grant works had recently been completed at 21 Marywell Brae to replace modern style windows and door and grant monies paid. Approved works were also currently ongoing at 16 Glengate and 6-10 St Malcolm's Wynd, with work due to start shortly at 22 High Street and 26 Marywell Brae.

- **Public Realm Works**

The Steering Group noted that there was nothing further to report at this stage as design works within the school were still ongoing.

6. CARS GRANT APPLICATIONS

Small Grant Scheme

There was submitted a Report by the Project Officer indicating that four grant applications had been received, namely:-

- **1A Kirk Wynd and 2 Bellies Brae, Kirriemuir**

The Project Officer indicated that the two separate grant applications had been submitted (No. 2 downstairs and No. 1A upstairs) from the owner of this two storey building, situated at the top of Bellies Brae, at the junction of Kirk Wynd and High Street.

The description of the grant eligible works included re-slating works to front and rear roofs in natural slate (Welsh and Scot) as required to match existing, including the repointing of the chimney heads, repairs to/refurbishment of 2 No skylights, windows and doors, repairs to existing/replacement of gutters and downpipes to original profile in cast iron on the front and rear elevations, raking out masonry walls and re-pointing in lime mortar, including coping, replacement of zinc flashings and repairs to timber shop front and professional fees.

The total amount of grant eligible works on both properties amounted to £19,669 with the grant award at 85% giving a grant of £16,718.

Following discussion, the Steering Group agreed to approve both the grant applications, based on the grant eligible works, subject to conditions as detailed in the Report.

- **7 Kirk Wynd, Kirriemuir**

The description of the grant eligible works included minor repair works to the cast iron rainwater goods on the north elevation of 7 Kirk Wynd, Kirriemuir.

The total amount of grant eligible works amounted to £1,702 with the grant award at 85% giving a grant of £1,446.

Following discussion, the Steering Group agreed to approve the grant application, based on the grant eligible works, subject to conditions as detailed in the Report.

- **28 Marywell Brae, Kirriemuir**

The description of the grant eligible works included roof and slating repairs, stonework repairs to delaminated masonry and re-pointing works on the Marywell Brae/Kirk Wynd elevations, including west chimney head, repairs to/replacement of cast iron gutters and downpipes to original profile, including painted finish, repairs to timber sash windows and re-decoration, including re-painting of gilt lettering on first floor windows, repairs to/replacement timber column and zinc flashing on ground floor frontage and re-painting works and professional fees.

The total amount of grant eligible works amounted to £26,495, with the grant award at 85% giving a grant of £22,521.

The Steering Group noted that the above figure exceeded the limit for small grant claims and that the maximum grant that could be awarded was £20,000.

Thereafter, the Steering Group agreed to approve the grant application and award a maximum grant of £20,000, based on the grant eligible works, subject to conditions as detailed in the Report.

Priority Project

- **Airlie Arms Hotel, St Malcolm's Wynd, Kirriemuir**

The Project Officer indicated that the grant application for this priority project had been submitted and assessed by the Council's Quantity Surveyors.

The Steering Group noted that the building had been vacant and for sale for a number of years, with a neglected appearance and had been included within the Kirriemuir CARS as a project priority, with significant grant funding to assist with the costs of associated eligible external repair works.

The Project Officer indicated that the unaffordable costs of all three original returned tenders determined that it was necessary to review and reduce the scope of external repair works to this property and to prioritise the essential and urgent external conservation repair works to the hotel to allow the building to return to operational use whilst simultaneously taking account of the Kirriemuir CARS aims, objectives and grant scheme criteria.

The Steering Group noted that the revised tender documents had been re-submitted with revised estimates and further details on the amended submissions were detailed within the Report.

The Project Officer advised that these works were essential and urgent external repairs were required to bring the building back into beneficial use, creating employment, stimulating economic regeneration within the town centre and generally contributing to the revitalisation of the conservation area.

The total amount of grant eligible works amounted to £145,930, with the grant award at 85% giving a grant of £102,000.

Following discussion and completion of the grant assessment form, the Steering Group agreed to approve the grant application, based on the grant eligible works, subject to conditions as detailed in the Report.

7. FINANCIAL UPDATE

There was submitted a Report which provided members of the Steering Group with an update on the financial position as at 17 March 2015.

Kirsty Macari, Senior Planning Officer (Environment and Development Plan) advised members of the Steering Group that to date, 77% of the priority project funding had been either spent or committed at the end of year two of the project. She indicated that, under the

Small Grants Scheme, 46% of the overall budget had also been spent. The Report also provided information on funding for Public Realms, Training, Education and Awareness and administration costs.

Following discussion, the Steering Group agreed:-

- (i) to note the contents of the Report;
- (ii) that there had been a positive uptake on the Small Grants Scheme;
- (iii) that Kirsty Macari, Senior Planning Officer (Environment and Development Plan) and Karen West, CARS Project Officer, should liaise with Historic Scotland to ascertain if the uncommitted monies in both the Public Realms and Training, Education and Awareness Funds could be transferred to the Small Grants Scheme to allow future grants to be awarded;
- (iv) that Karen West, CARS Project Officer and Kirsty Macari, Senior Planning Officer (Environment and Development Plan) should meet with the owner/agent of the priority project at Warehouse/Store, Ogilvy's Close to emphasise that the grant funding allocated for this particular property may be transferred elsewhere within the conservation area, should an application not be brought forward;
- (v) that funding should be ring-fenced for Visocchi's, 37 High Street until this particular application had been brought forward to the Steering Group; and
- (vi) that a press release should be issued, demonstrating the good work which had been carried out by the CARS Steering Group.

Thereafter, the Steering Group thanked both Karen and Kirsty for all their hard work and commitment with all of the CARS projects.

8. DATE OF NEXT MEETING

The Steering Group noted that the next meeting would be held on Tuesday 28 April 2015 at 9.15 am in the Upper Gallery, Gateway to the Glens Museum, 32 High Street, Kirriemuir.

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